



Modern Homes



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PHILLIPSBURG, N. J.

OUR BOOK

of

ATTRACTIVE SMALL HOMES

THIS book is submitted to our friends and patrons to fulfill the great obligation we owe our community. Up to the present time a builder of moderate priced small homes has met great difficulty in securing appropriate designs of merit and pleasing architecture. As this important field of architecture has so long been neglected, we are hoping this book of small homes will be of service to you and your friends. Every design in this book is a reproduction of an actual home, in which a family resides in cheerful comfort and each home is selected because of its practical economy, pleasing architecture and individual merits.

Complete plans for each house illustrated have been accurately prepared by competent designers who specialize in small house design and construction.

It has been our experience that cost and taste need not be divorced—that it is as easily possible to design a beautiful home of moderate price as it is to design a beautiful home of higher cost. We have considered many phases of architecture in producing the collection we now submit. We have effected economies in construction through the use of sound methods; we have kept abreast of the trend in architecture by avoiding the ugly and glaring and using the beautiful. The use of standard sizes of materials, the design of structural members by competent engineers, the selection of layouts by experienced architects, the consideration of every design from the standpoint of cost and beauty — these enter into our designs.

We offer this collection of designs as representative of the experience of our specialists and as their resultant economies in construction and improvement in aesthetic treatment. There may be changes in layouts desired, changes in certain features or in certain details, additions or eliminations. Our staff of design architects is prepared to do this; it requires only a few days time and the cost is slight.

Our experience in the design and construction of small homes covering many years, is at your disposal and is part of our service. There may be questions — an estimate of cost for one of our homes, which we are prepared to furnish — advice as to fixtures, materials, layouts and other matters. We offer our broad experience gained through many years of close endeavor in the small home field.

Come in and see us — or telephone or write and we will make an appointment to suit your convenience.

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NOTICE

With each house illustrated we give the volume of cubic feet which the house contains. This is very convenient for those who wish to quickly determine the approximate construction costs.

For *ACTUAL COSTS* and full data, call at our office. We will be glad to assist you in selecting your home.



ACCURATE PLANS ARE FIRST ESSENTIAL IN BUILDING A HOME

THE building of a home is a complicated process, one involving accuracy in measurement as well as craftsmanship. A mistake involves losses in time, labor and material; and if not remedied involves loss of satisfaction. It may be accepted without question that the first essential in the building of a home is a set of accurate plans. Without accurate plans the craftsman works blind, the estimator errs, the quantities of material are excessive or short. The sizes of members must be correct, the details must be standard or according to current practice; to effect the economies arising out of mass production of materials certain equipment must be standard and provision made for their installation. An engineer cannot build with incorrect structural plans, nor can a builder of homes.

In order that the home owner can secure the resultant economy effected by the use of mass production of materials and equipment as well as the use of more modern methods of design, the plans must incorporate these factors in the design. The designers must be aware of these economies, know when to use this material and when not to; he must

know the economies of structures as well as the design of the aesthetic features. The principles of Architectural engineering must be applied to the small home in certain necessary phases of the work; the design of framing, the selection of columns, posts, joists, their sizes and disposition.

Our Design Staff is exceptionally complete. It represents many years of specialized experience and is composed of architects, engineers, and men trained in the estimating of structures. Our plans are checked thoroughly for accuracy and for economic considerations. Our details are checked carefully for accuracy, and for carefulness of arrangement and simplicity. We have eliminated every possible waste in material, yet by the application of sound structural practice to this work our architects have produced stronger homes.

Any floor plans for the homes shown in this book can be reversed so that you can place the house to the exposure that may be desired. Ask us for particulars, and remember our service is unusually complete.

THESE ITEMS ARE CLEARLY DEFINED AND COVERED IN EVERY BLUE-PRINT

Basement or Foundation Plan
First Floor Plan
Second Floor Plan
Front Elevation

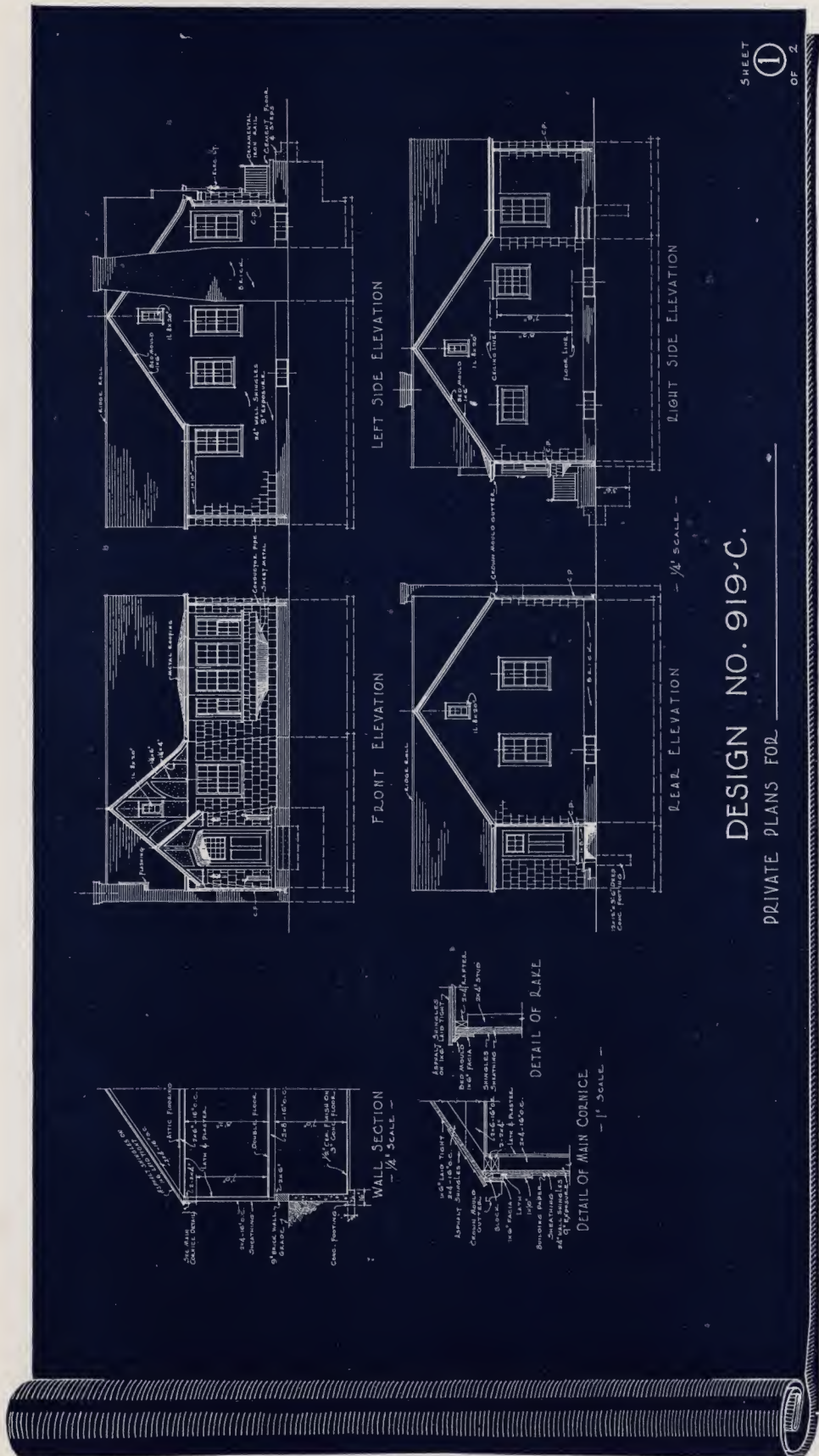
Right Side Elevation
Left Side Elevation
Rear Elevation
Section Drawings and Details

These plans are usually furnished in two large sheets and some times in three sheets. On the two following pages we illustrate samples of our blueprint plans reduced to about one-fourth of the actual size. These illustrations show the careful preparation and accuracy of these plans.

SEE THE FOLLOWING TWO SPECIMEN PAGES OF COMPLETE PLANS PRODUCED BY OUR
PLAN BUREAU

SPECIMEN OF BLUE PRINT WORKING PLANS

ILLUSTRATION $\frac{1}{4}$ ACTUAL SIZE

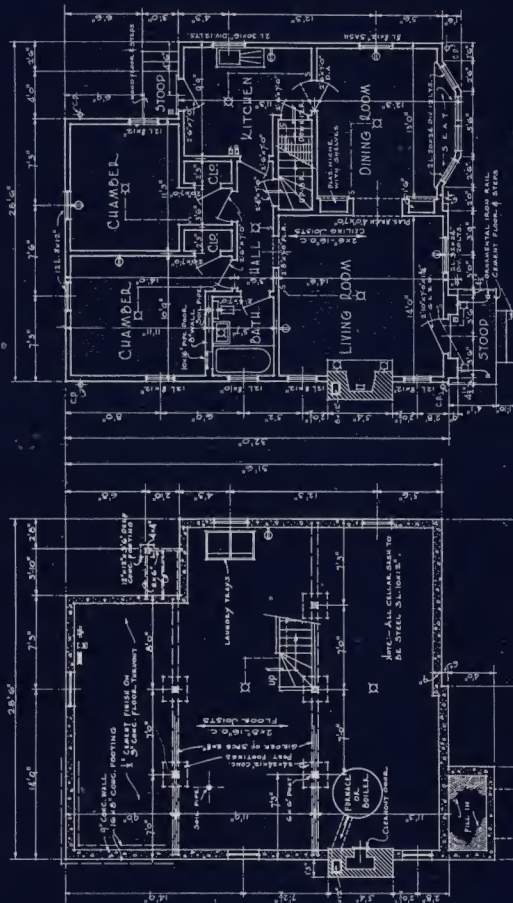


Sheet No. 1 of the complete 2-sheet set of plans. All elevations and floor plans are made to a standard scale of $\frac{1}{4}$ -inch to foot.

SPECIMEN OF BLUE PRINT WORKING PLANS

ILLUSTRATION $\frac{1}{4}$ ACTUAL SIZE

SHEET
②
OF 2

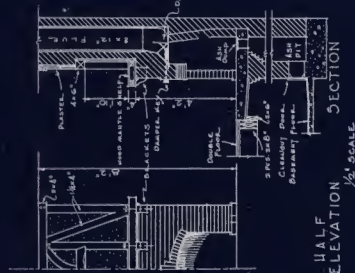


FLOOR PLAN

BASEMENT PLAN

$\frac{1}{4}$ " SCALE

DESIGN NO. 919-C.
PRIVATE PLANS FOR _____



HALF ELEVATION
SECTION
 $\frac{1}{4}$ " SCALE

KEY TO WIRING SYMBOLS

- CIRCULAR OUTLET
- SQUARE OUTLET
- TRIANGLE OUTLET
- DIAMOND OUTLET
- STAR
- TRANSFORMER
- BATTERY
- BELL
- PUSH BUTTON

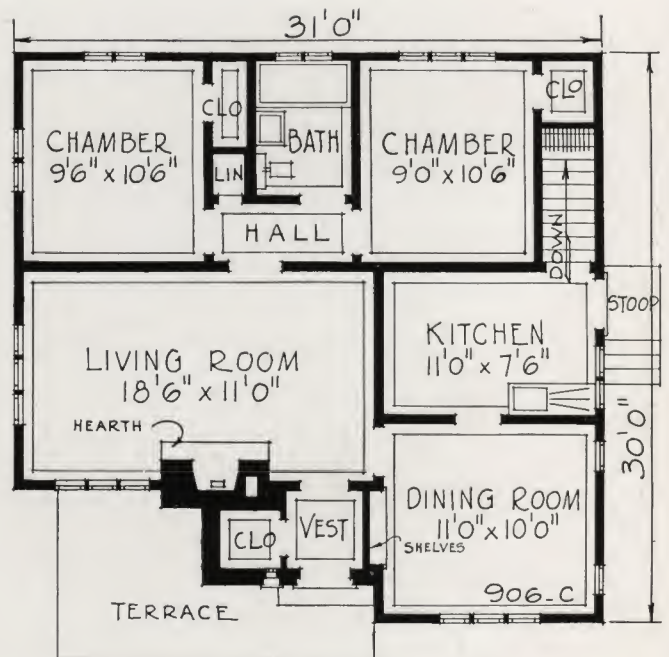


5 Rooms and Bath

Design 906-C

14900 CUBIC FEET

THIS Bungalow is worthy to be called home by anyone. It is attractive, original, home-like and modern in all points. The arched door, rustic stone chimney and entrance, pointed gables and wide siding are all harmoniously blended into the complete home. The rooms are well arranged and planned for the greatest convenience and utility. The large living room with its massive fireplace is a pleasing feature. Plenty of large closets are provided.



DIMENSIONS

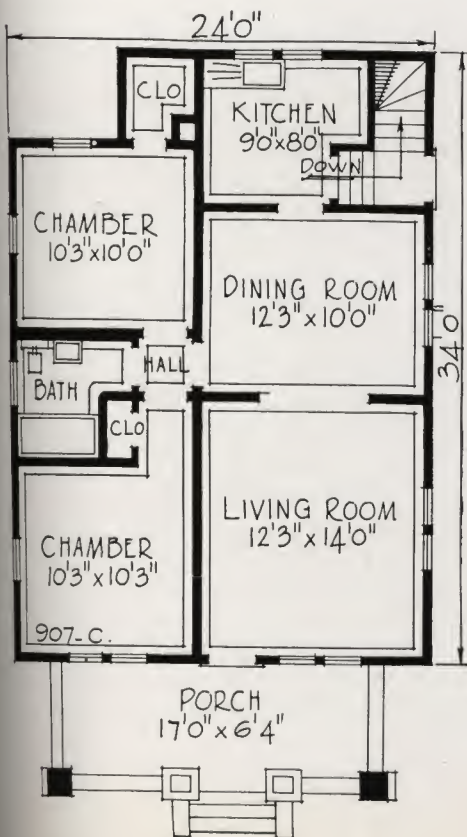
Size of main building.....	31'0" x 30'0"
Size over all.....	34'0" x 32'0"
Ceiling height.....	8'3"
Height of basement.....	6'8"



5 Rooms and Bath

Design 907-C

14700 CUBIC FEET



THE broad low roof with its heavy overhang, exposed rafters and broad verge boards are very effective features of this modern dwelling. Can you imagine a more appropriate present for the wife and family than a home built along the lines and arrangements similar to this design? The interior is convenient and comfortable, the rooms are large and have plenty of windows and each chamber is provided with a large clothes closet.

DIMENSIONS

Size of main building	24'0" x 34'0"
Size over all	28'0" x 46'0"
Ceiling height	8'2"
Height of basement	6'8"



5 Rooms and Bath

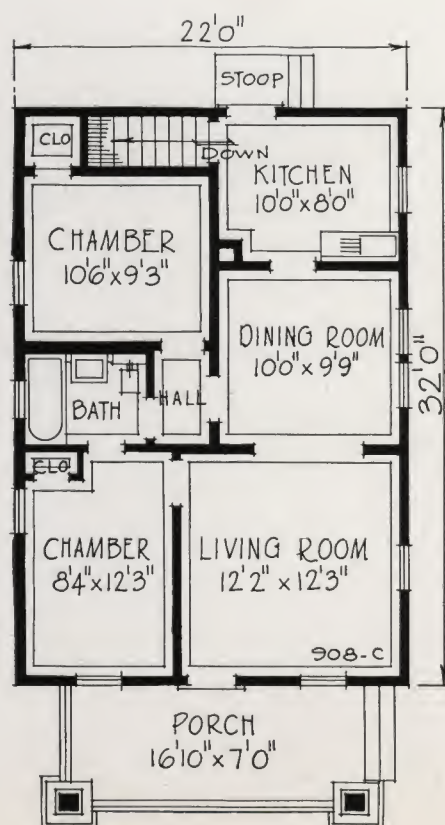
Design 908-C

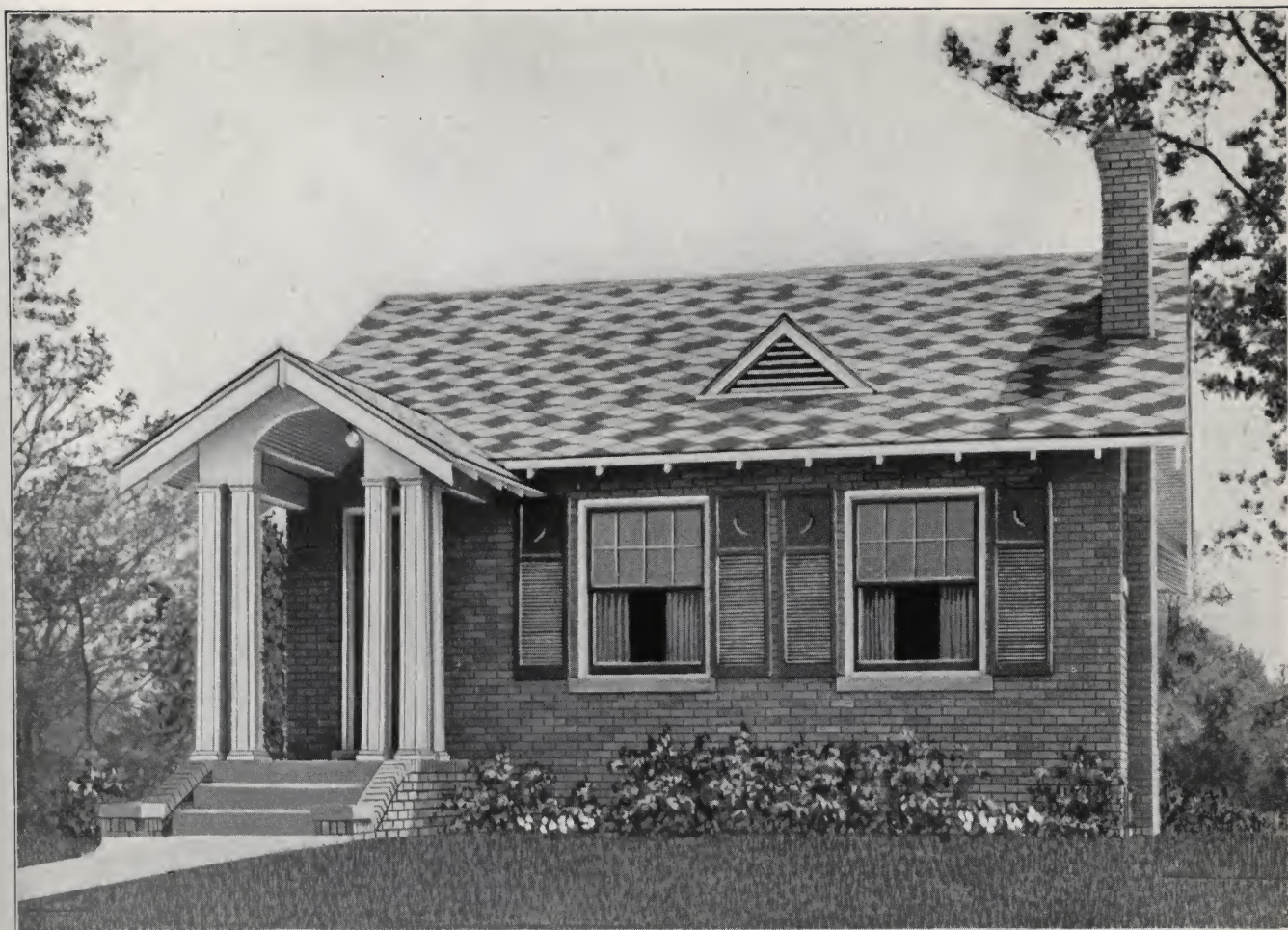
13750 CUBIC FEET

A TRIM bungalow executed in a careful and convincing way. There is an impression of permanence as well as attractiveness which is the outward evidence of sound methods of construction. Well ventilated rooms and the large porch makes this an ideal home for any location. A well arranged interior that insures privacy and convenience can be seen in the accompanying floor plan. All rooms on one floor is always appreciated by the busy housewife.

DIMENSIONS

Size of main building.....	22'0" x 32'0"
Size over all.....	26'6" x 43'0"
Ceiling height.....	8'3"
Height of basement.....	6'8"

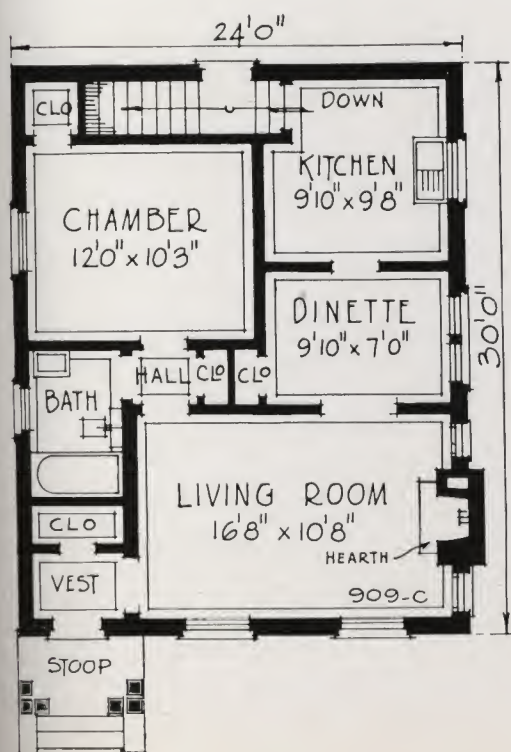




3 Rooms Dinette and Bath

Design 909-C

13400 CUBIC FEET



A CHARMINGLY conventional bungalow with a simple layout. This simplicity of room arrangement allows for an easy accessibility between rooms, and, more important, makes it possible to get every penny out of the building dollar in actual value. In addition to the economy of construction, beauty of appearance should be a decided argument when you are considering this home. Plenty of closet space is provided.

DIMENSIONS

Size of main building	24'0" x 30'0"
Size over all	27'0" x 38'0"
Ceiling height	8'3"
Height of basement	7'0"

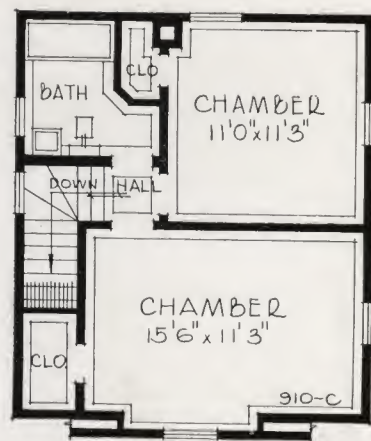
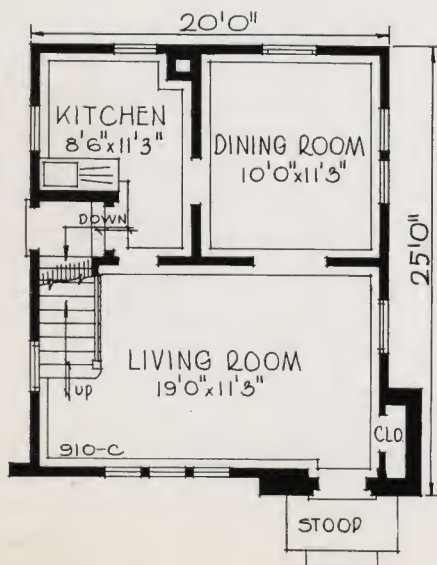


Design 910-C

12400 CUBIC FEET

5 Rooms and Bath

THIS cottage offers a design in exceptional good taste, a design of simplicity yet combined with pleasing features; a home offering the maximum of comfort, with that satisfaction born of an aesthetic environment. This house offers a solution for the narrow lot problem; although 20 ft. wide, the rooms are large and the layout offers little to be desired.



DIMENSIONS

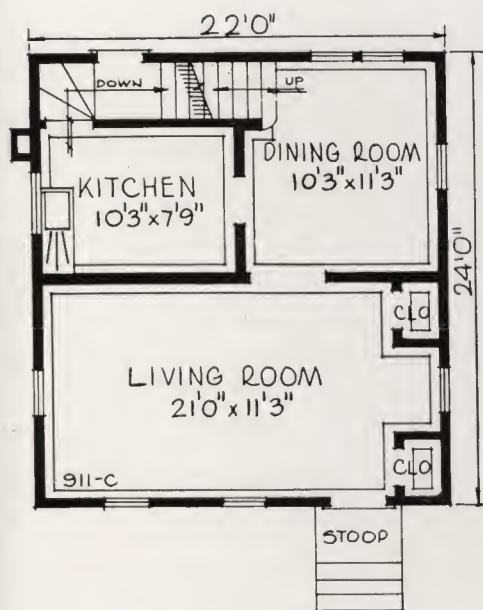
Size of main building.....	20'0" x 25'0"
Size over all.....	29'6" x 30'0"
Ceiling height, 1st floor.....	8'2"
Ceiling height, 2nd floor.....	8'0"
Height of basement.....	7'0"



5 Rooms, Alcove and Bath

Design 911-C

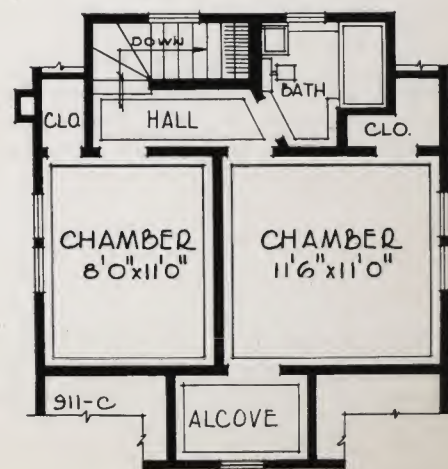
13200 CUBIC FEET



DIMENSIONS

Size of main building.....	22'0" x 24'0"
Size over all.....	23'0" x 30'0"
Ceiling height, 1st floor.....	8'5"
Ceiling height, 2nd floor.....	8'0"
Height of basement.....	7'0"

HERE is a cottage with an English trend; a quaint little home, a pretty little dwelling. The trend in design has been observed here; and, considering the architecture involved and the convenient plan treatment, this home offers the utmost return upon the investment.





3 Rooms, Dining Set and Bath

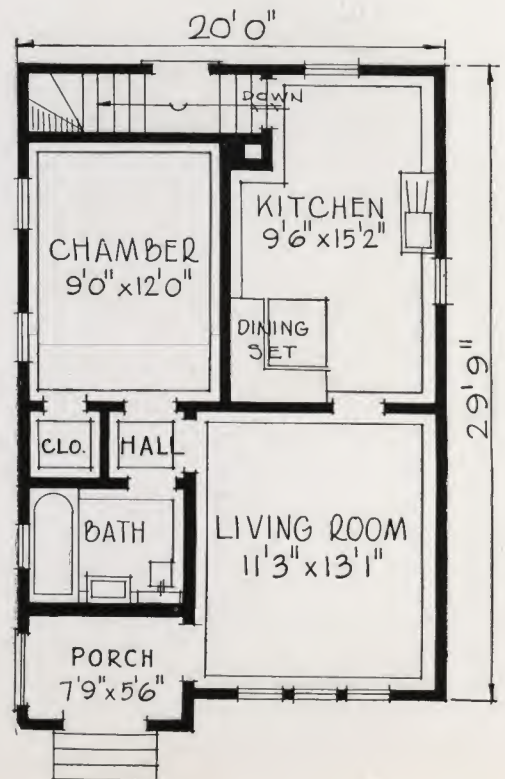
Design 912-C

10400 CUBIC FEET

A PLAN for the man who wishes to use strict economy in selecting his home; a plan to consider if he builds either in town or in the country. The compact arrangement of the rooms of this little house is what makes it a big one. Planned with three rooms yet it offers the efficiency of four. The width of this home will permit building on a narrow lot if desired.

DIMENSIONS

Size of main building	20'0" x 29'9"
Size over all	24'0" x 35'0"
Ceiling height	8'2"
Height of basement	7'0"

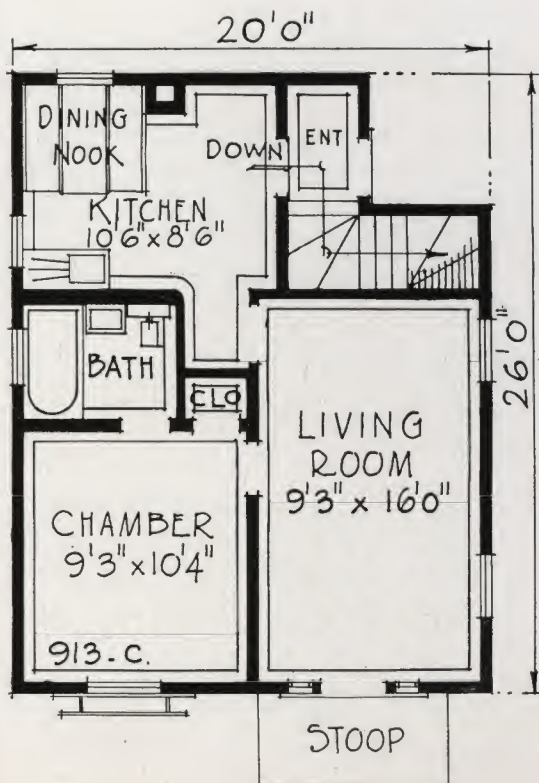




3 Rooms, Dining Nook and Bath

Design 913-C

10300 CUBIC FEET



TRIM and neat, cheerful and bright this bungalow provides a perfect atmosphere to live in. It is surprising to find out just how inexpensively homes of this type can be built. Then there is the convenience of having all the rooms on one floor. This design is a strong argument for owning your home. The dining nook gives this home four room efficiency.

DIMENSIONS

Size of main building	20'0" x 26'0"
Size over all	22'6" x 31'0"
Ceiling height	8'3"
Height of basement	7'0"



4 Rooms and Bath

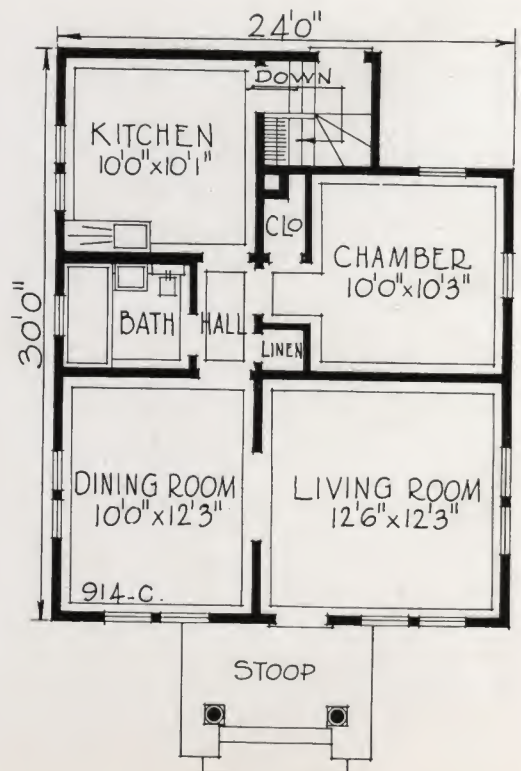
Design 914-C

12700 CUBIC FEET

IN the proper suburban or country setting this cottage might well surpass in beauty the most ostentatious mansion; it is well-designed, well laid out—its architecture is more than satisfactory. The tendency of country home design in recent years has been along this line.

DIMENSIONS

Size of main building.....	24'0" x 30'0"
Size over all.....	27'6" x 39'6"
Ceiling height.....	8'3"
Height of basement.....	7'0"

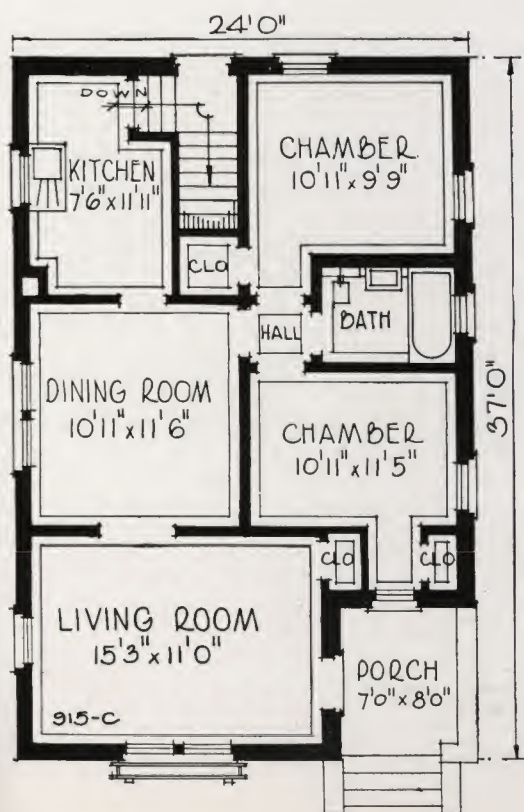




5 Rooms and Bath

Design 915-C

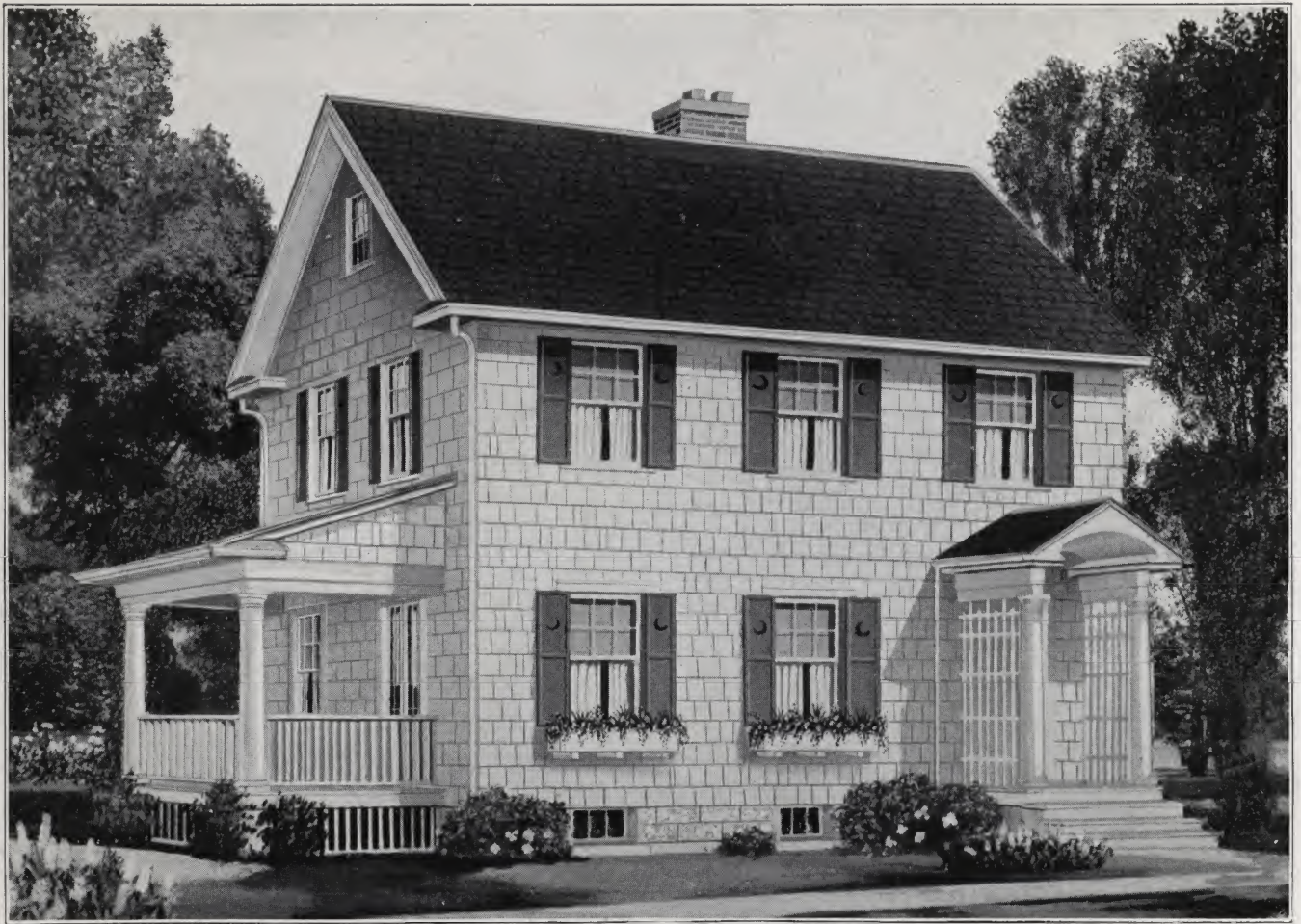
13900 CUBIC FEET



A BUNGALOW of a simplicity that might be called unique; a pleasing type in which its very simplicity serves as its theme of beauty. The layout of this home is well thought out, and, indeed an innovation in this type of home. All rooms are large, convenient and well lighted. The construction costs are moderate.

DIMENSIONS

Size of main building.....	24'0" x 37'0"
Size over all.....	25'6" x 40'6"
Ceiling height.....	8'3"
Height of basement.....	7'0"

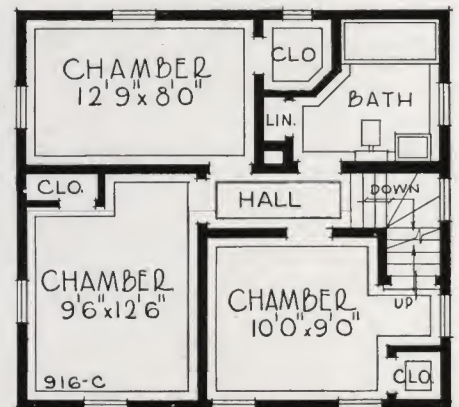
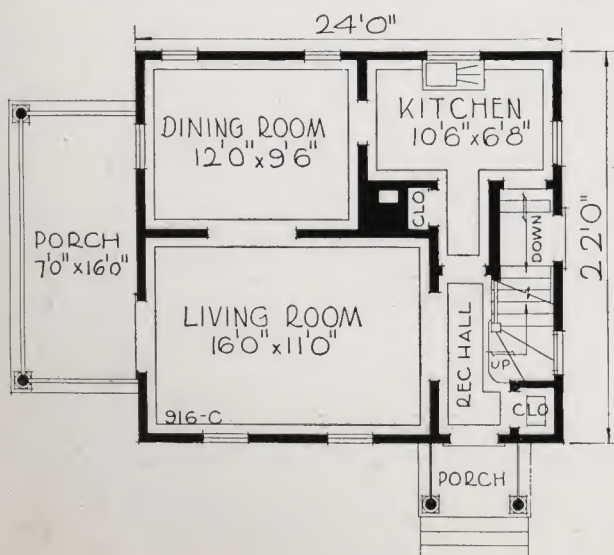


6 Rooms and Bath

Design 916-C

15800 CUBIC FEET

THE New England Colonial type has stood the storm for well over a century; it has spread to the four corners of the globe and has grown in popularity as time passes. It remains one of the most appealing of architectural types, and its innate beauty cannot be questioned. Considering the moderate investment required this home should merit considerable consideration.



DIMENSIONS

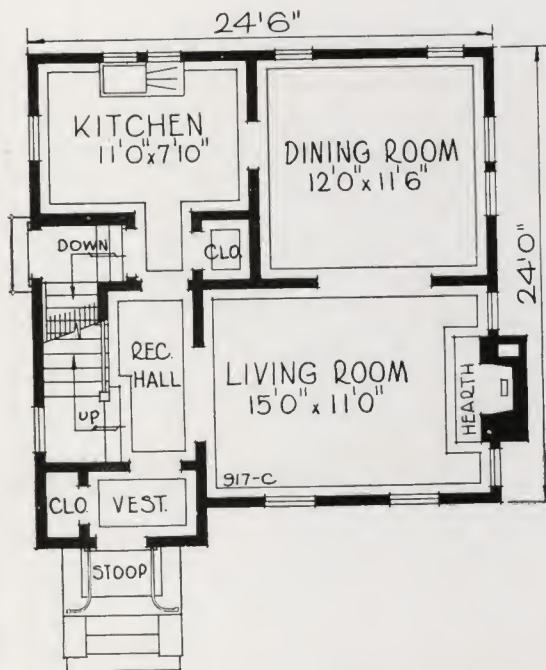
Size of main building	24'0" x 22'0"
Size over all	33'6" x 30'0"
Ceiling height, 1st floor	8'3"
Ceiling height, 2nd floor	8'0"
Height of basement	6'8"



5 Rooms and Bath

Design 917-C

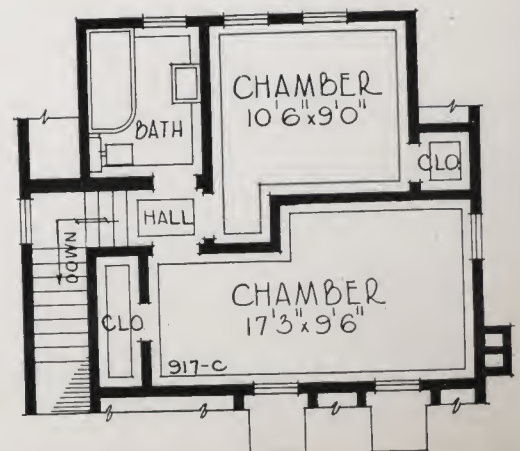
14700 CUBIC FEET

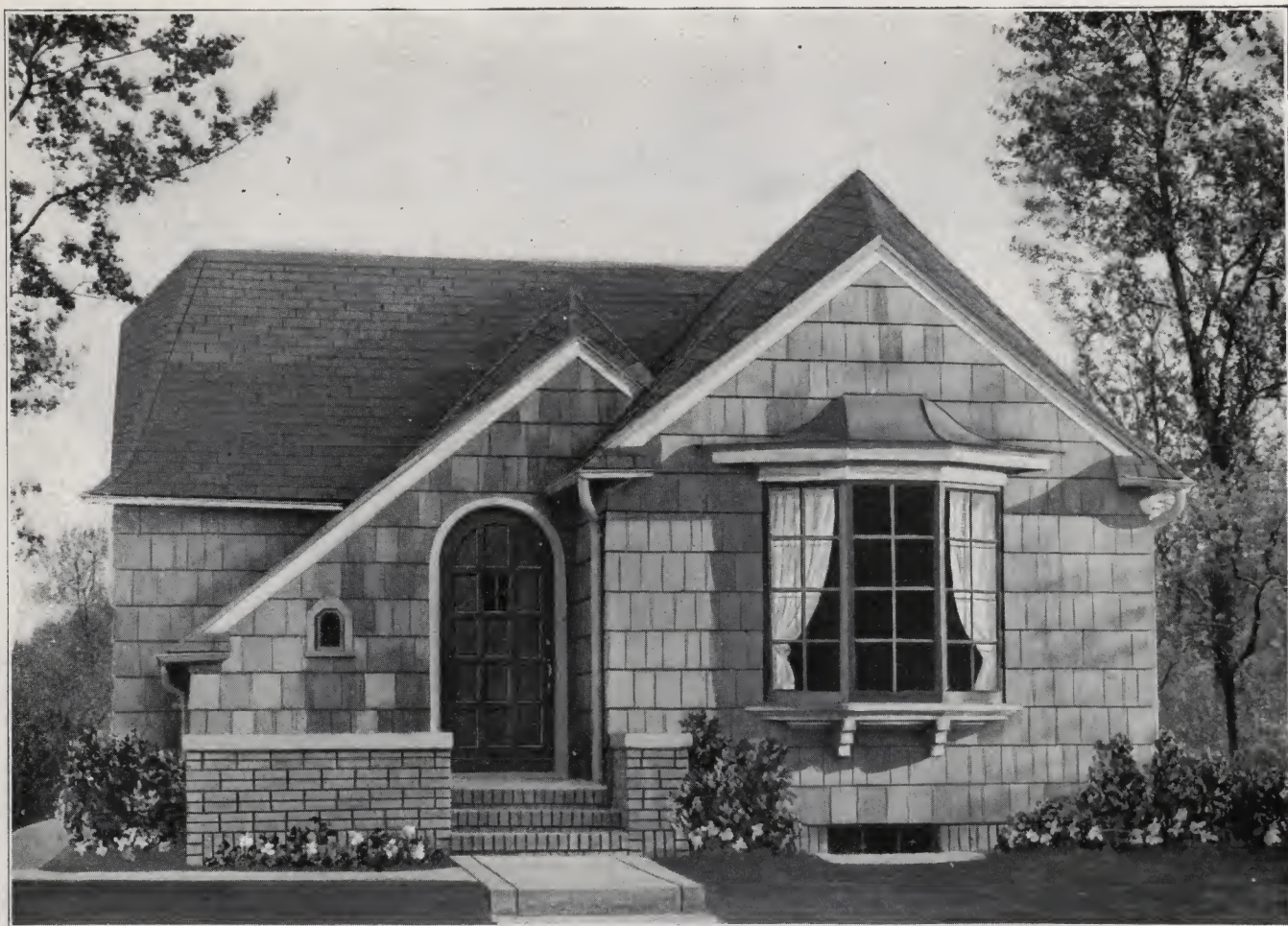


DIMENSIONS

Size of main building	24'6" x 24'0"
Size over all	27'6" x 33'6"
Ceiling height, 1st floor	8'6"
Ceiling height, 2nd floor	8'0"
Height of basement	6'8"

WHILE there are many homes in this book, each in a different class and suited for a different setting or purpose, this home offers a most pleasing treatment, an exceptional layout, and a design of great economy. An American home, of a late American trend; suitable for City or Country—for whatever economic requirements.





5 Rooms and Bath

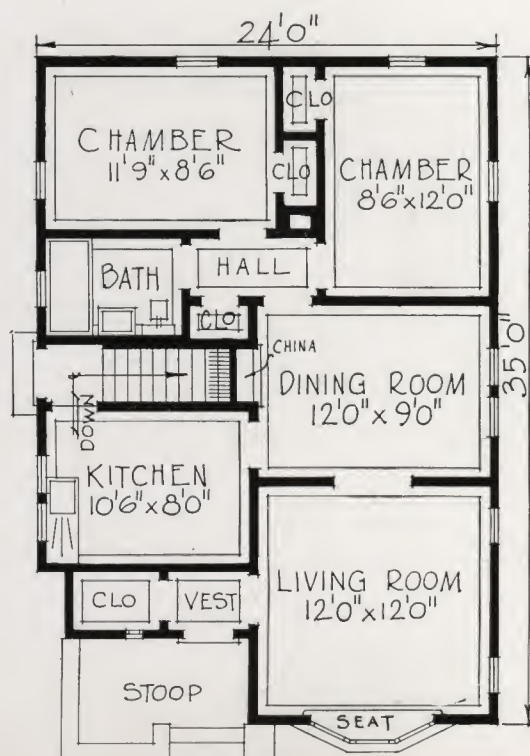
Design 918-C

14000 CUBIC FEET

THERE have been many pleasing treatments of the bungalow, and this offers a subdued touch that has accentuated the charm of this type. There is an English Cottage tendency to this home, and it has been well adapted to the bungalow design in such a manner as to secure the beauty inherent in both types. The construction costs are within reach of those with moderate means.

DIMENSIONS

Size of main building	24'0" x 35'0"
Size over all	26'6" x 38'6"
Ceiling height	8'2"
Height of basement	6'8"

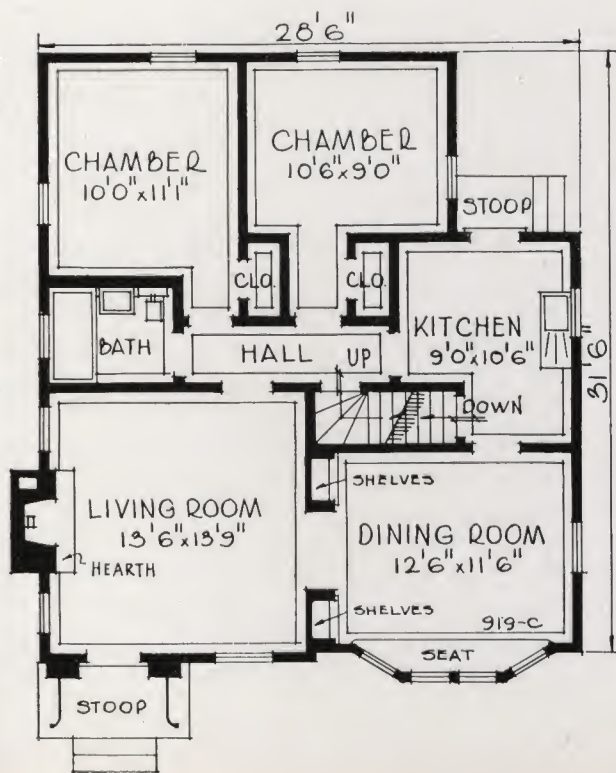




5 Rooms and Bath

Design 919-C

15100 CUBIC FEET



AN American cottage with a touch of the English country dwelling, this home offers a moderate investment, the utmost in economical layout and architectural treatment. The possibilities in landscaping are limitless. This home can well do justice to a city setting, and in suburban surroundings would enhance and lend a charm to the locality.

DIMENSIONS

Size of main building	28'6" x 32'6"
Size over all	30'0" x 38'0"
Ceiling height	8'2"
Height of basement	7'0"



4 Rooms, Dinette and Bath

Design 920-C

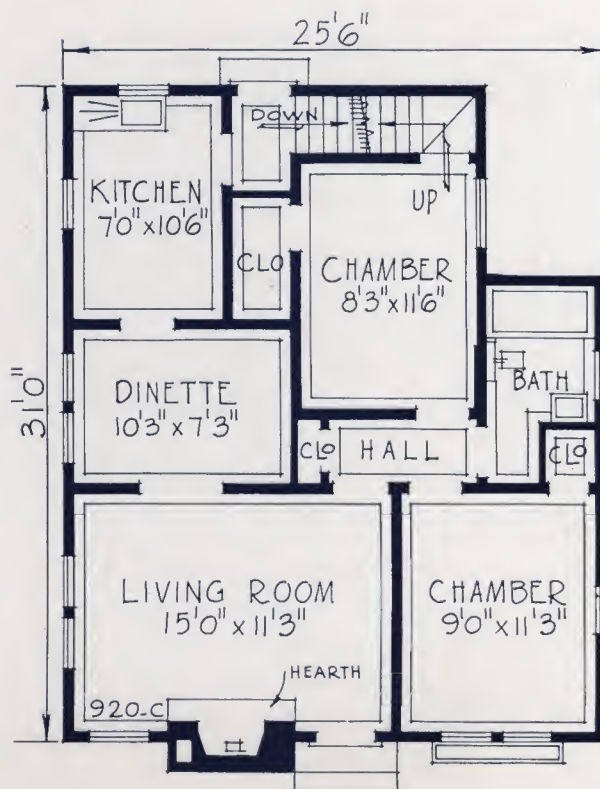
13600 CUBIC FEET

STRIKING in appearance, unusual in layout.

This design deserves especial consideration from the prospective home builder. Interesting roof lines, massive chimney, stucco with half timbered gable and artfully placed doorway, make this house stand apart from its neighbors. The fireplace in the living room and the adjacent dinette are two features which cannot help but please the seeker of domestic comforts. The bathroom is a model of up-to-dateness and convenience.

DIMENSIONS

Size of main building	25'6" x 31'0"
Size over all	27'0" x 34'6"
Ceiling height	8'3"
Height of basement	6'8"

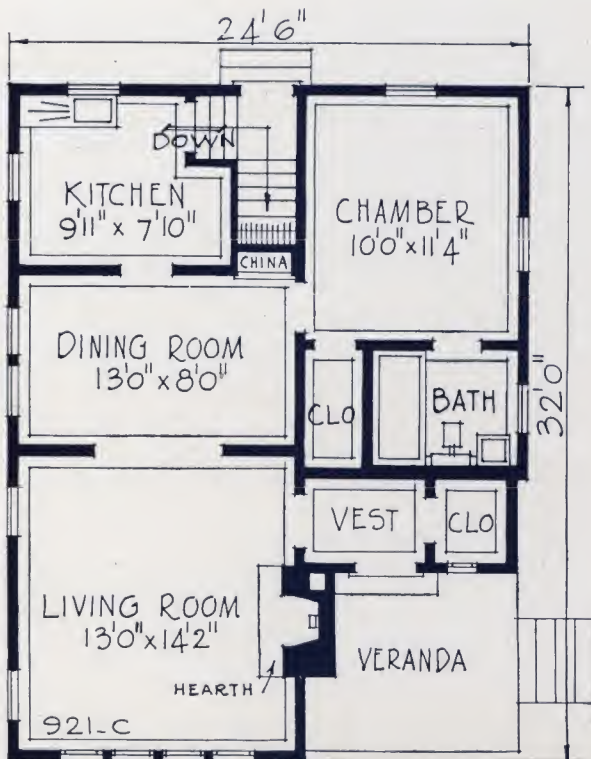




4 Rooms and Bath

Design 921-C

12800 CUBIC FEET



TOO large a home means a waste in investment, unnecessary work and expense of maintenance and it costs more to furnish a large house than it does a small one. Yet by careful planning it is possible to obtain a practical and efficient arrangement such as offered by the above home. The exterior is very effective and will make a pleasing addition to any neighborhood.

DIMENSIONS

Size of main building	24'6" x 32'0"
Size over all	29'0" x 34'0"
Ceiling height	8'2"
Height of basement	6'8"



4 Rooms and Bath

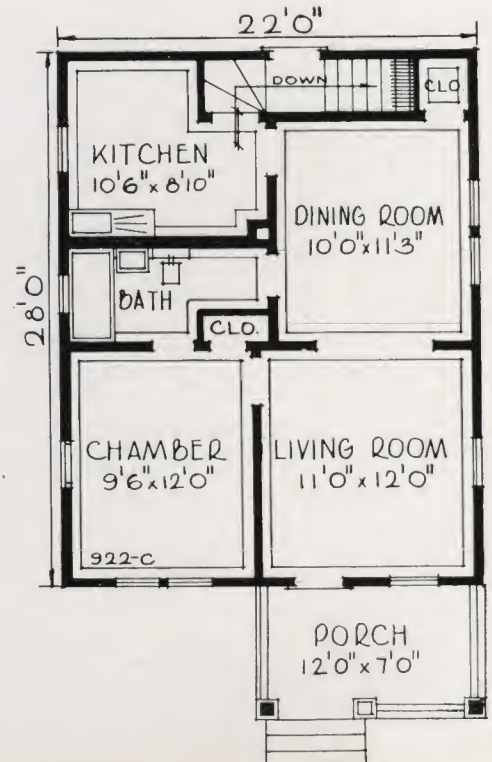
Design 922-C

11500 CUBIC FEET

THIS has proved to be a most popular bungalow, both because of its attractive exterior and because of its convenient interior. All rooms on one floor is a feature always appreciated by the housewife who has the care of the home. And, best of all, this home can be built for a very reasonable sum. One is more cheerful, independent and contented when living in a home of his own, which he has helped to build even though the cost was not great.

DIMENSIONS

Size of main building	22'0" x 28'0"
Size over all	26'6" x 39'0"
Ceiling height	8'3"
Height of basement	7'0"

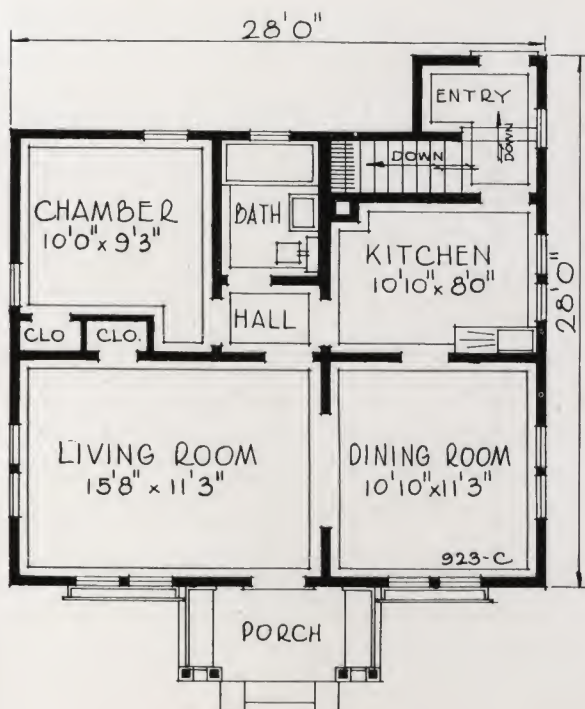




4 Rooms and Bath

Design 923-C

13000 CUBIC FEET



SUCH homes as the above design are inexpensive to build, yet they hold a world of joy for the earnest home-seekers. Such convenience and comfort as offered by the above home cannot fail to please the housewife. All rooms on one floor means less steps and more time to enjoy the happy home circle.

DIMENSIONS

Size of main building	28'0" x 28'0"
Size over all	28'6" x 35'0"
Ceiling height	8'0"
Height of basement	7'0"



5 Rooms and Bath

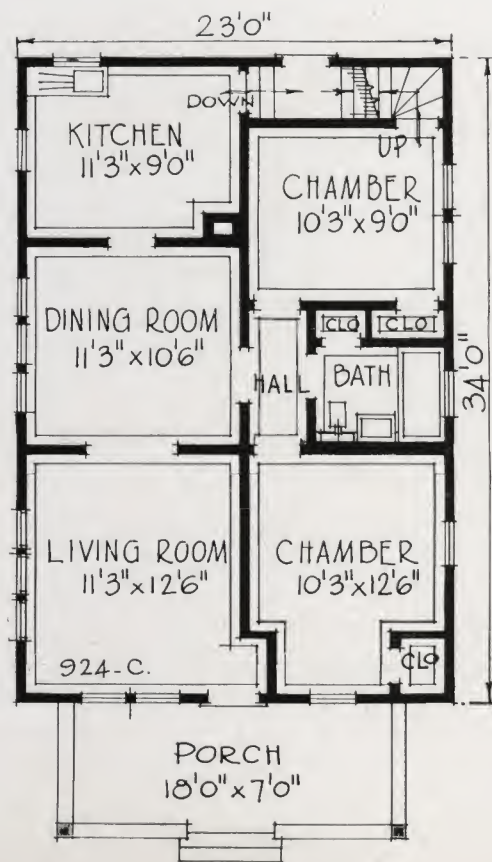
Design 924-C

15100 CUBIC FEET

THE bungalow is a happy innovation for the housewife. She saves steps, thereby, and lessens all work. And when the bungalow is trim and tasty what more could the small family desire? You have seen homes of the above type and have been invariably pleased. There is a neatness and hominess about them that is unmistakable. An examination of the floor plan will prove equally satisfying.

DIMENSIONS

Size of main building	23'0" x 34'0"
Size over all	27'0" x 44'0"
Ceiling height	8'3"
Height of basement	7'0"

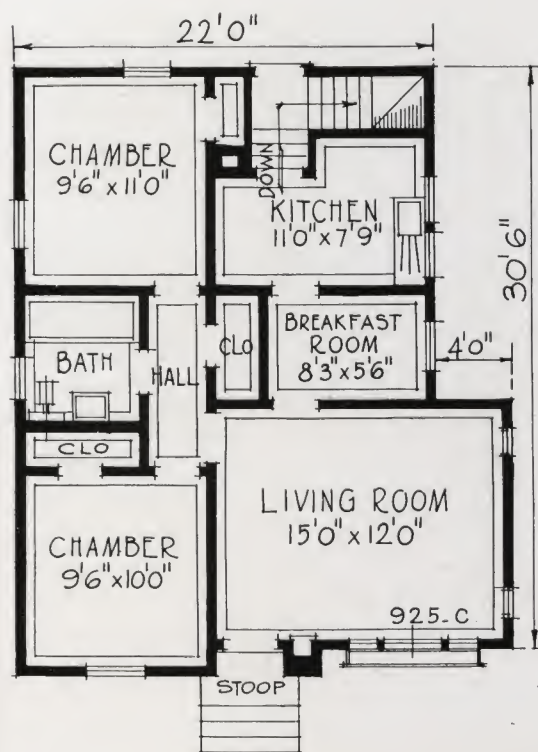




4 Rooms, Breakfast Room and Bath

Design 925-C

13500 CUBIC FEET



ONE has to thank the originality and experience of the architect for the above bungalow. Four rooms with the convenience and efficiency of five. A home like the above leaves neither room for discontent nor lonesomeness. The housewife will appreciate the simple convenience and economy of all rooms on one floor. Note the large closets.

DIMENSIONS

Size of main building	26'0" x 30'6"
Size over all	27'0" x 36'6"
Ceiling height	9'0"
Height of basement	7'0"

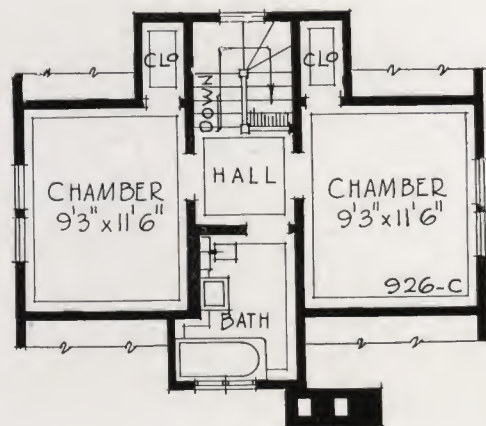
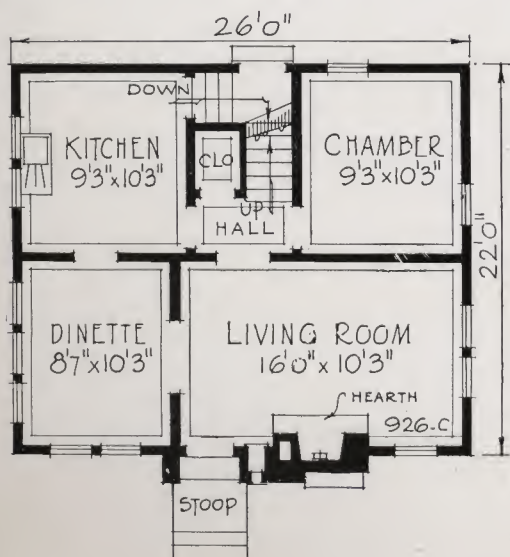


6 Rooms and Bath

Design 926-C

14300 CUBIC FEET

UNIQUE and effective this home satisfies the discriminating home-seeker. Not only does it fascinate instantly but you stay fascinated. Naturally such a home will be a constant joy, both in the pride of possession and in the perpetual environment of beauty you will be in. Six large rooms and bath so there is comfort for all.



DIMENSIONS

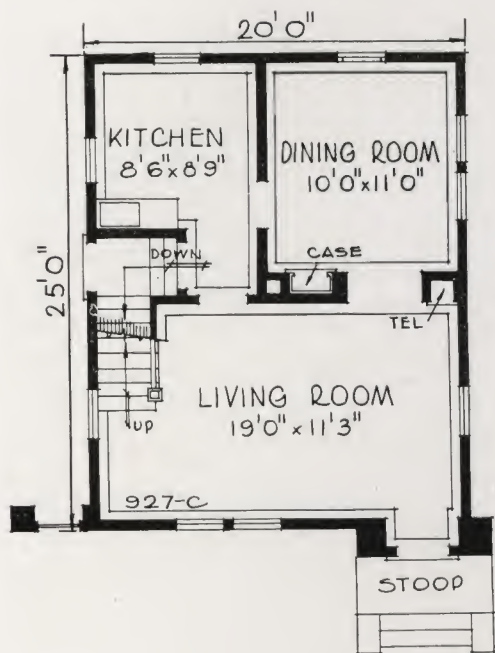
Size of main building	26'0" x 22'0"
Size over all	27'6" x 29'0"
Ceiling height, 1st floor	8'3"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"



5 Rooms and Bath

Design 927-C

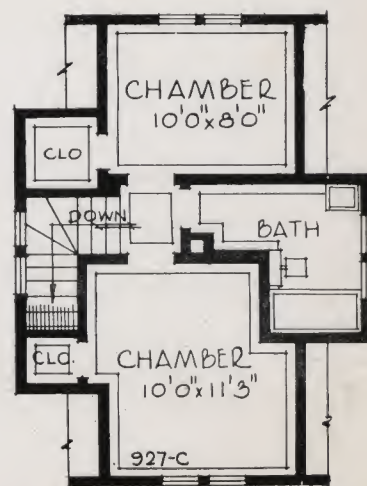
12500 CUBIC FEET



DIMENSIONS

Size of main building	20'0" x 25'0"
Size over all	26'6" x 32'0"
Ceiling height, 1st floor	8'2"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"

THE narrow lot problem has been carefully considered in this design. This little English type home will solve your problem of how to get the best results on the investment of your money. In this house you will have the compactness desired and still retain the privacy afforded by a second story. The pleasing impression gained from the outside is retained upon entering the homey living room. Careful consideration of this home will bring out many other pleasing features.





4 Rooms, Dinette and Bath

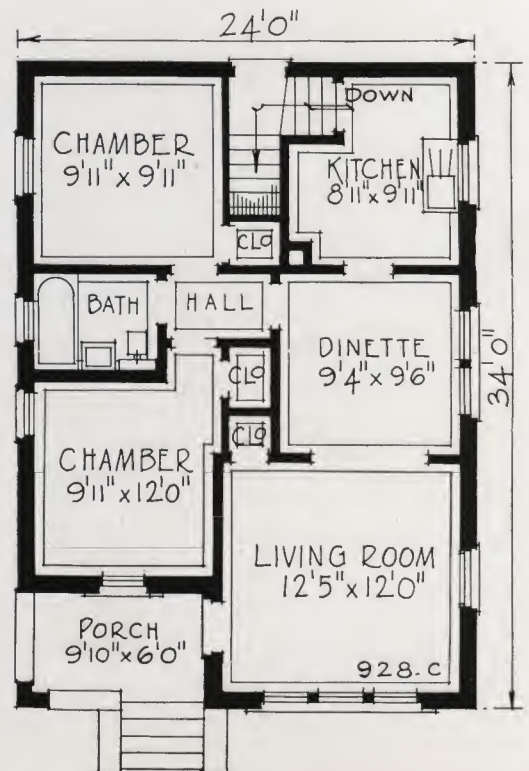
Design 928-C

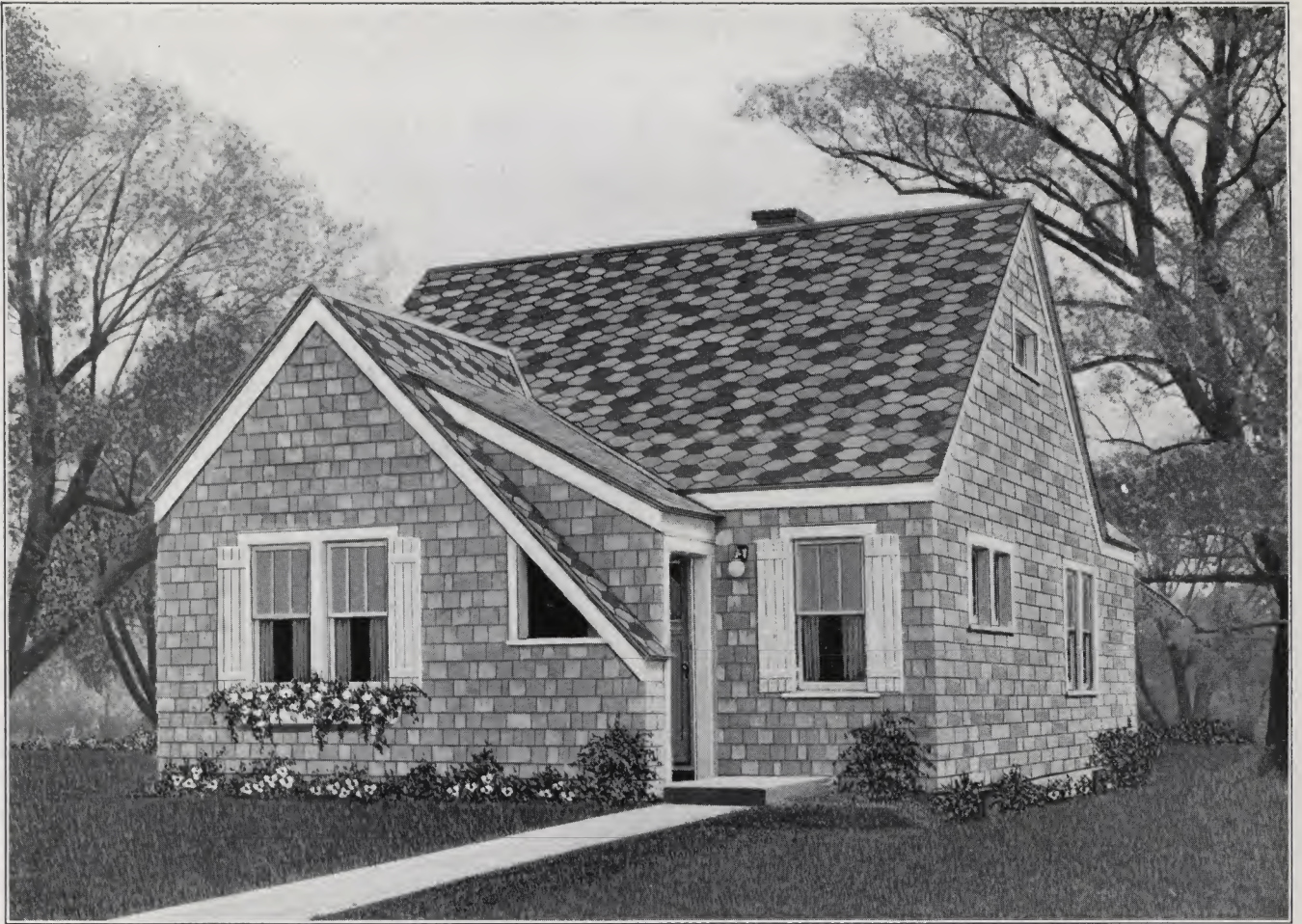
12600 CUBIC FEET

THIS design is an inexpensive bungalow executed in face brick. It proves to be, from the nature of its architecture and construction, an unusually cool home in hot weather. The arrangement of rooms is practical, allowing considerable freedom in the placement of furniture, and will appeal to a large number of discriminating people. This fact, alone will give the home a high resale value, something to always keep in the back of one's mind when buying any home.

DIMENSIONS

Size of main building	24'0" x 34'0"
Size over all	29'0" x 39'6"
Ceiling height	8'3"
Height of basement	7'0"

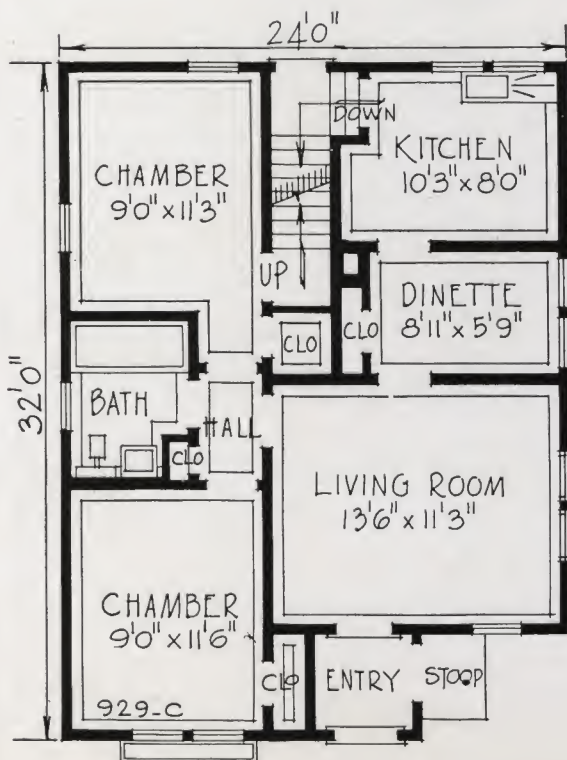




4 Rooms, Dinette and Bath

Design 929-C

13000 CUBIC FEET



BUNGALOWS are adaptable to all climates and are the last word in convenience. No other style of home, perhaps, lends itself so freely to the art and skill of the designer or permits such generous opportunities for novelty and beauty in adornment. These facts are verified by this beautiful bungalow home as illustrated above. The floor plan reveals roominess and the general excellence of the home.

DIMENSIONS

Size of main building.....	24'0" x 32'0"
Size over all.....	25'0" x 33'6"
Ceiling height.....	8'2"
Height of basement.....	6'8"

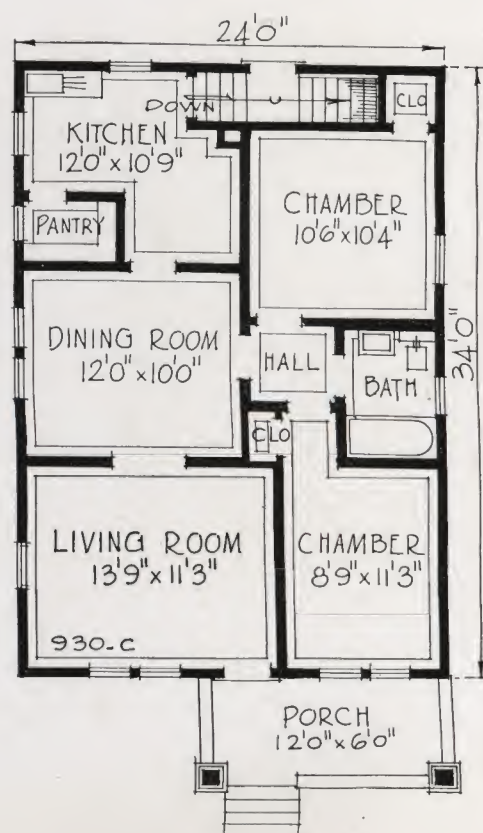


5 Rooms, Pantry and Bath

Design 930-C

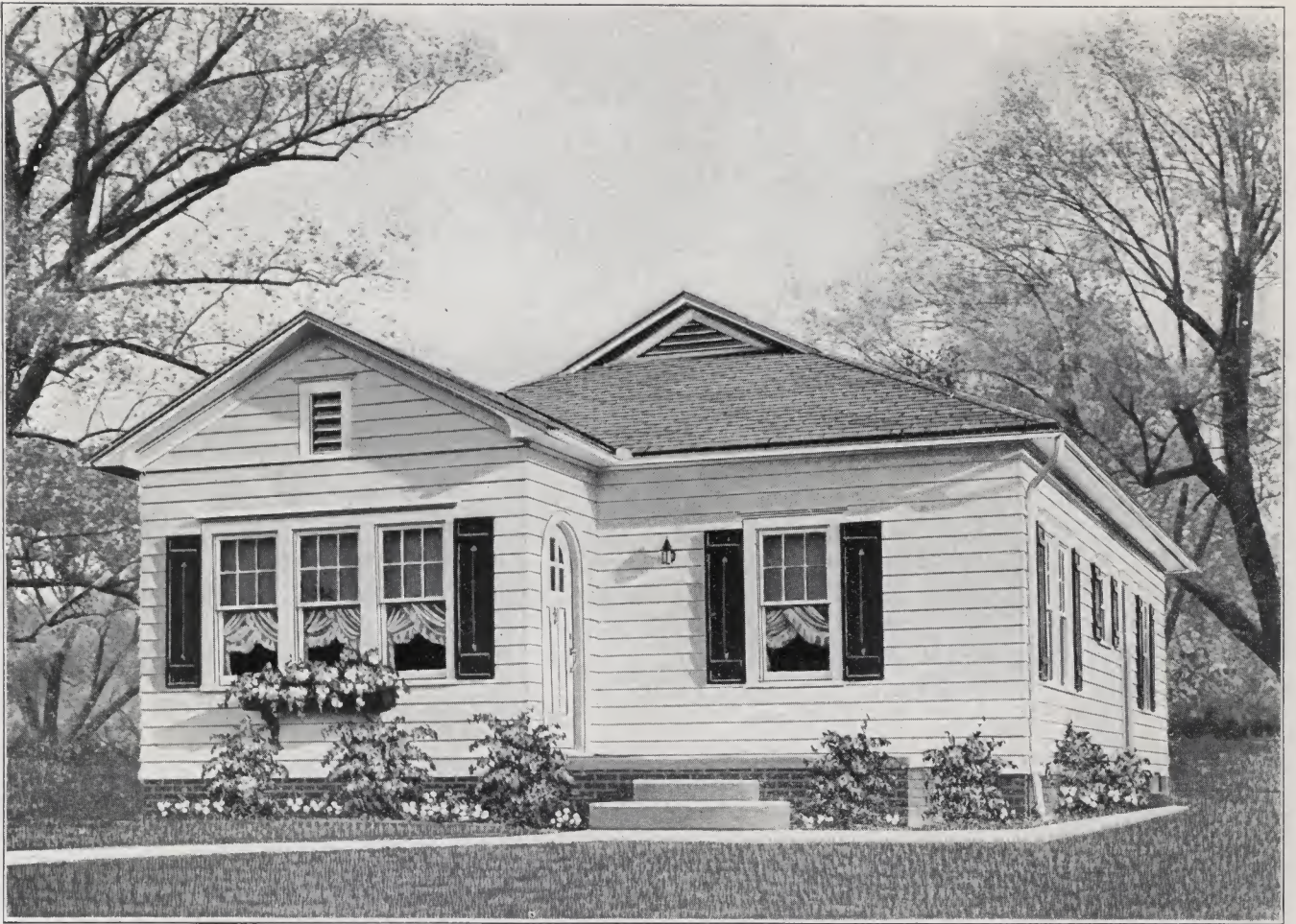
15100 CUBIC FEET

A TYPE of home that is distinctly American, that has proven its merit and economy over a period of years. The layout of the interior has been well-chosen, with an eye to comfort and the dictates of satisfaction. This design offers the maximum of room-area for the minimum cost. Without qualification this type, simple yet well within the sphere of pleasing treatment, offers the most economic home possible.



DIMENSIONS

Size of main building	24'0" x 34'0"
Size over all	28'0" x 45'0"
Ceiling height	8'2"
Height of basement	6'8"



5 Rooms and Bath

Design 931-C

15700 CUBIC FEET



IN simplicity of line and form lies often the greatest of beauty; the effective simplicity of this home is at once noted. The doorway treatment is in evident good taste, the areas of contrast are well chosen. Of late years this type of home has come into its own, as it well should—an American home produced in the evolution of our American architecture.

DIMENSIONS

Size of main building	24'0" x 39'0"
Size over all	27'6" x 43'6"
Ceiling height	9'0"
Height of basement	7'0"

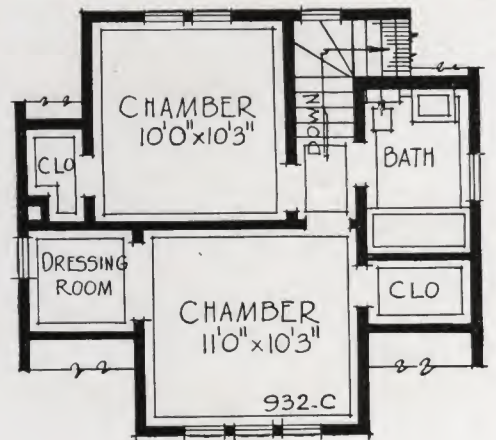
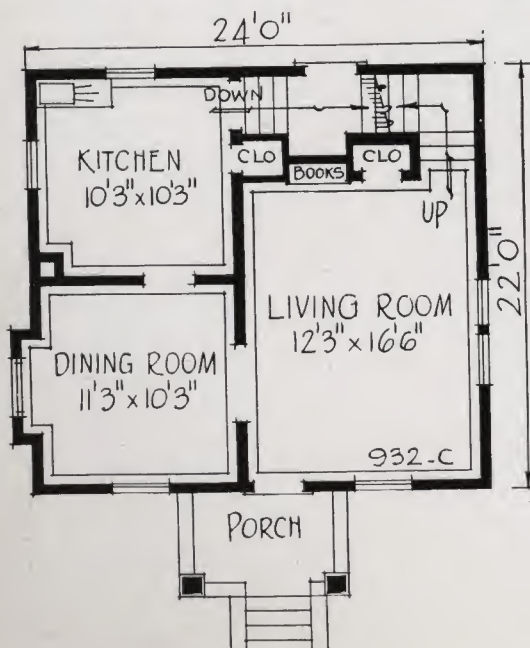


Design 932-C

13000 CUBIC FEET

5 Rooms and Bath

THERE is an evident appeal to this type, and in the effectiveness of the treatment produced, this home offers an investment of a high order. Practical, possessing a most satisfactory layout and a large room area for the size of home, and economical above all this home deserves consideration.



DIMENSIONS

Size of main building	24'0" x 22'0"
Size over all	28'0" x 32'6"
Ceiling height, 1st floor	9'0"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"

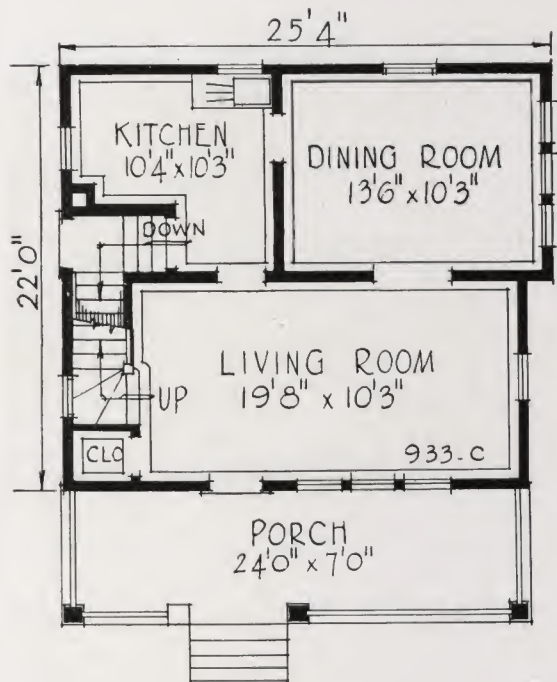


6 Rooms and Bath

Design 933-C

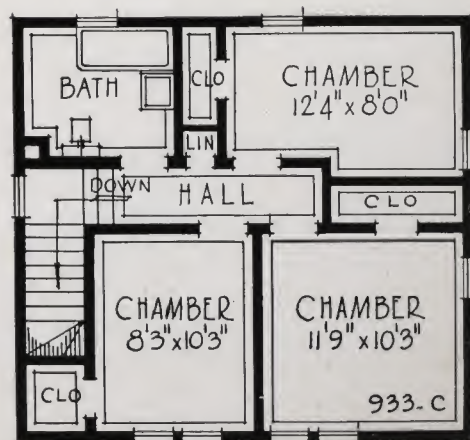
15200 CUBIC FEET

THIS is a type that has stood the test of years, it has spread throughout the country—it has proven highly economical and has offered besides this economy an architectural treatment that has been pleasing. A distinctly American type—a type popular to those desiring comfortable porches.



DIMENSIONS

Size of main building	25'4" x 22'0"
Size over all	28'6" x 34'0"
Ceiling height, 1st floor	9'0"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"



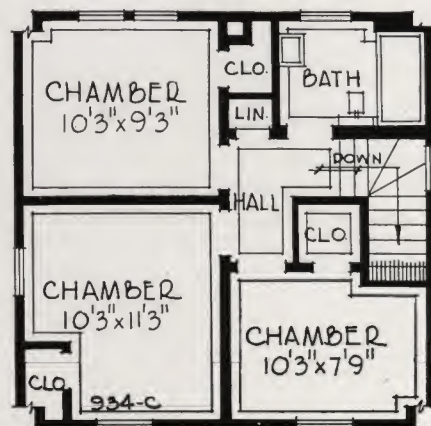
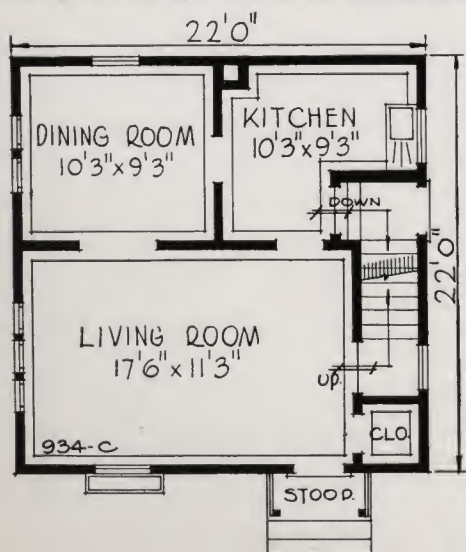


6 Rooms and Bath

Design 934-C

13000 CUBIC FEET

WHAT more could be desired—than this trim little Dutch Colonial, so quaint, so secure in good taste, so pretty? The economies of this home are evident; the layout is exceptional, the design has been made with an eye to beauty and utility. For the investor desiring a home of undoubted artistic merits coupled with maximum economy in layout and design this home offers much and deserves consideration.



DIMENSIONS

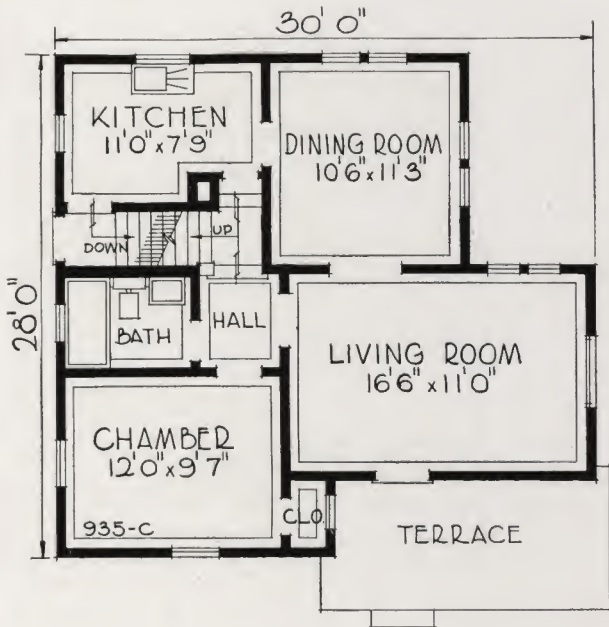
Size of main building	22'0" x 22'0"
Size over all	23'0" x 27'6"
Ceiling height, 1st floor	8'2"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"



5 Rooms and Bath

Design 935-C

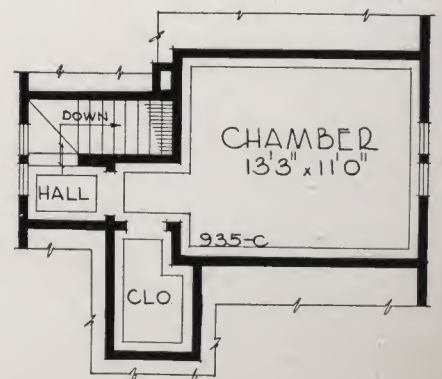
12600 CUBIC FEET

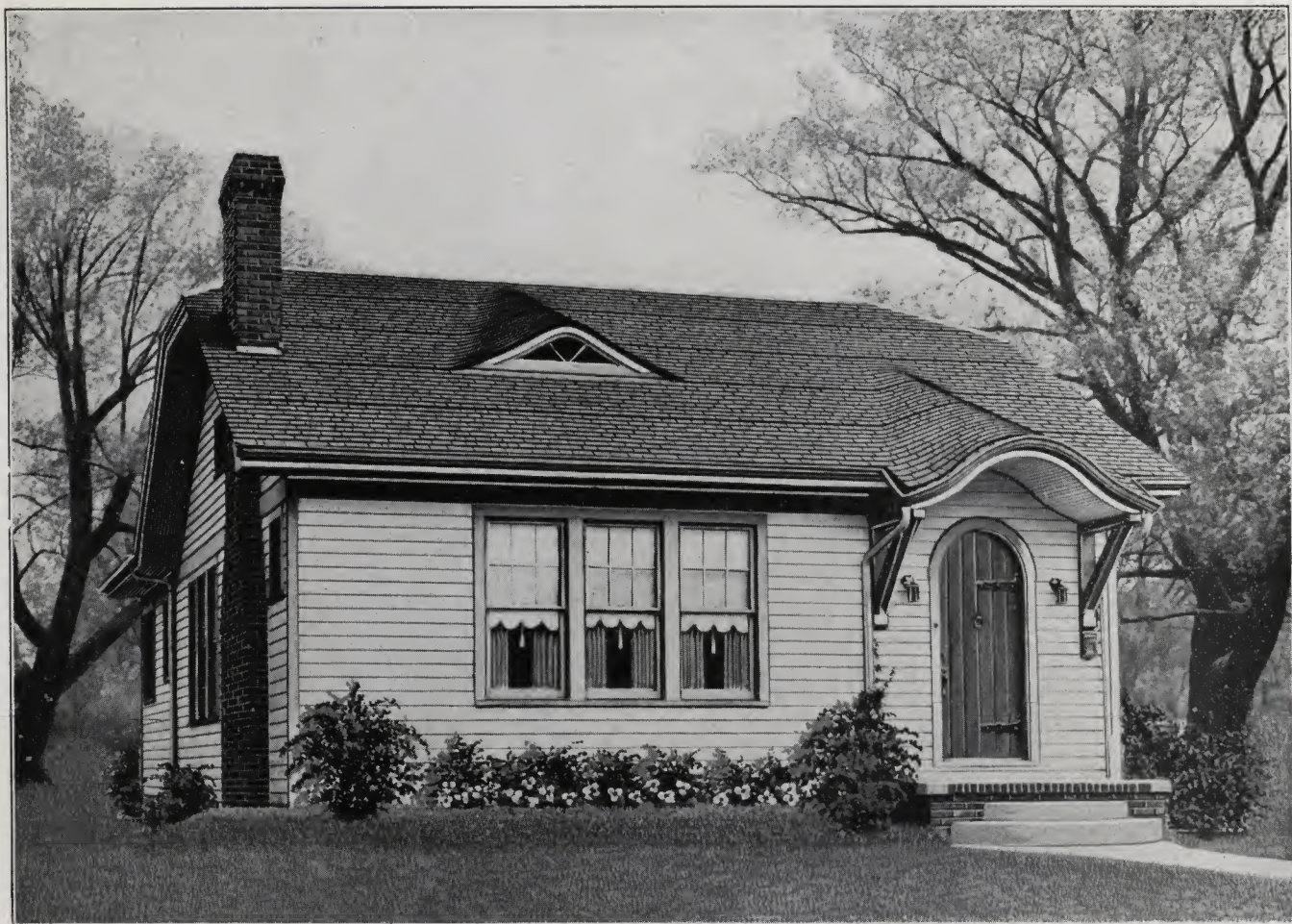


DIMENSIONS

Size of main building	30' 0" x 28' 0"
Size over all	31' 0" x 32' 0"
Ceiling height, 1st floor	8' 3"
Ceiling height, 2nd floor	8' 0"
Height of basement	6' 8"

IT is seldom that such a pleasing, distinctive design is met—for this home in its effective treatment of plain surfaces and regions of contrast has resulted in a most striking design. A touch of the French cottage, quaint and comfortable in appearance; a design of value. The construction costs are surprisingly moderate.





5 Rooms, Pantry and Bath

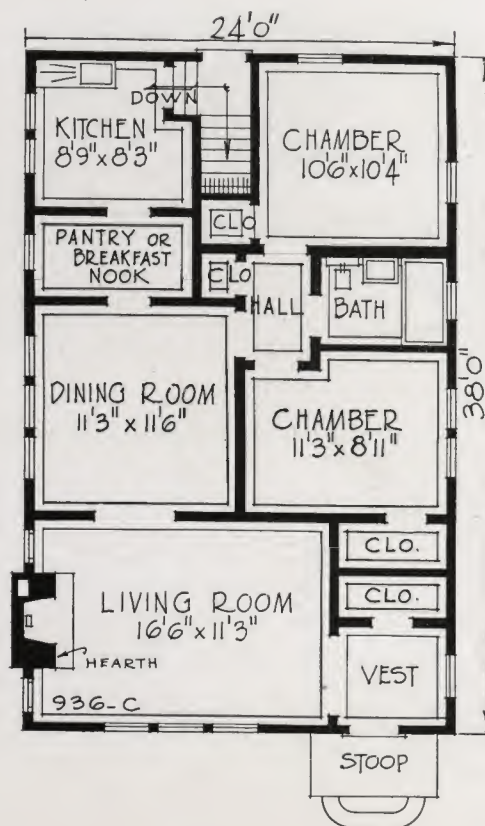
Design 936-C

16500 CUBIC FEET

FRAMED by the green trees and shrubs and the blue sky, this home makes a fascinating picture. Nor is it less attractive on the inside, as you will see in studying the floor space. Picture for a moment the completed living room with its big fireplace. A study of the floor plan will show that the sleeping rooms are segregated from the rest of the house, a feature to be appreciated.

DIMENSIONS

Size of main building.....	24'0" x 38'0"
Size over all.....	27'6" x 45'0"
Ceiling height.....	8'8"
Height of basement.....	7'0"

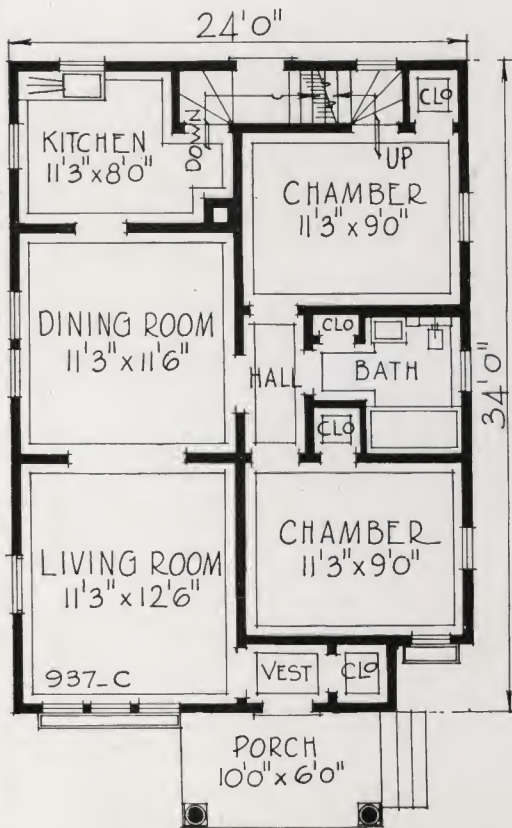




5 Rooms and Bath

Design 937-C

15100 CUBIC FEET



A LOW cost home, compactly designed with the necessary number of rooms required by the family, is more desirable than one of high cost where there is space wasted. The material and construction of this dwelling is the same as that furnished for the most expensive designs. The rooms are large, well placed, and have the maximum amount of windows. Economy of space and material was used in planning this home, to enable it to be constructed at an attractive cost.

DIMENSIONS

Size of main building.....	24'0" x 34'0"
Size over all.....	25'0" x 41'0"
Ceiling height.....	8'2"
Height of basement.....	7'0"



3 Rooms, Dining Alcove and Bath

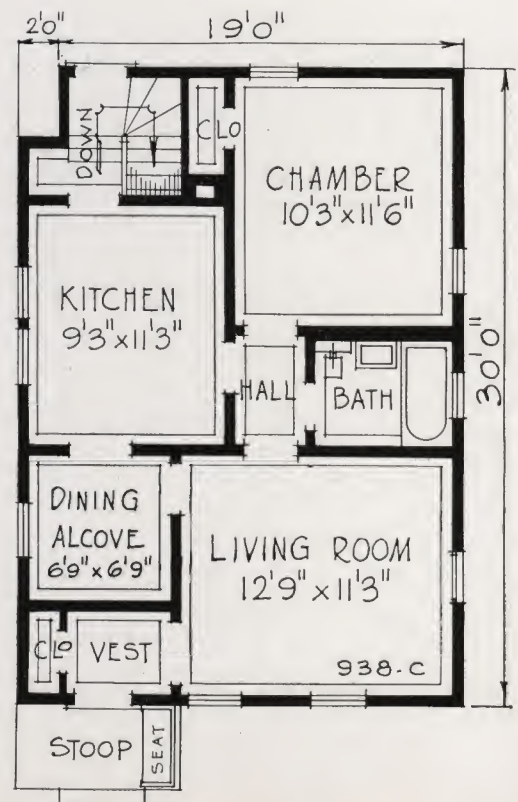
Design 938-C

11100 CUBIC FEET

THIS pleasing design is recommended to home builders who are anxious to secure distinctive appearance at comparatively small cost. Three rooms which offer the comfort and convenience of four. The well planned interior will appeal to the model housewife. This home solves the narrow lot problem. As an investment and as a possession it will be a constant source of pride and happiness.

DIMENSIONS

Size of main building	21'0" x 30'0"
Size over all	25'0" x 36'6"
Ceiling height	8'2"
Height of basement	6'8"

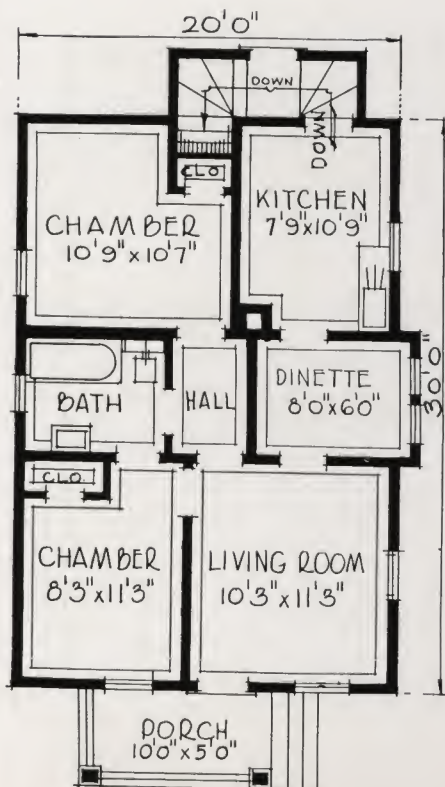




4 Rooms, Dinette and Bath

Design 939-C

11400 CUBIC FEET



A PRACTICAL home which meets the usual requirements. It is home-like, pleasing, compact and possesses that front porch so desirable to those who like genuine comfort. Besides, the five large rooms, there is a well-arranged bathroom and convenient closets. Full use of the porch is utilized by the placement of the steps at the side.

DIMENSIONS

Size of main building	20'0" x 30'0"
Size over all	24'6" x 40'0"
Ceiling height	8'2"
Height of basement	6'8"



4 Rooms, Dinette and Bath

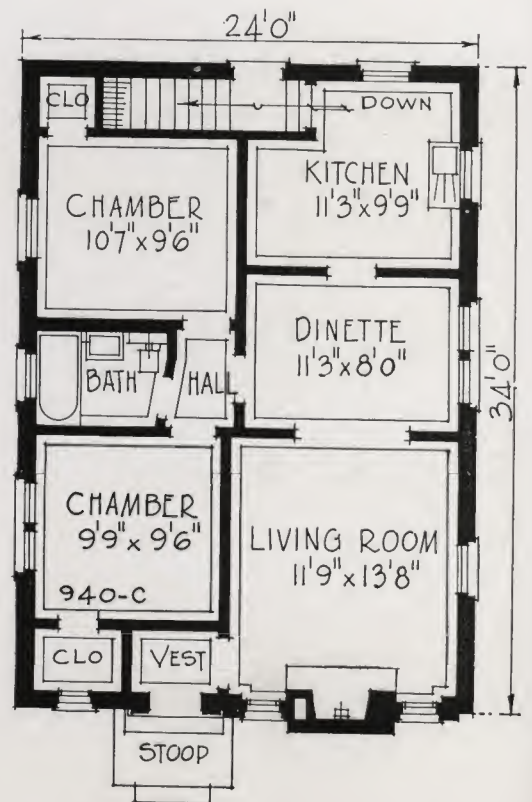
Design 940-C

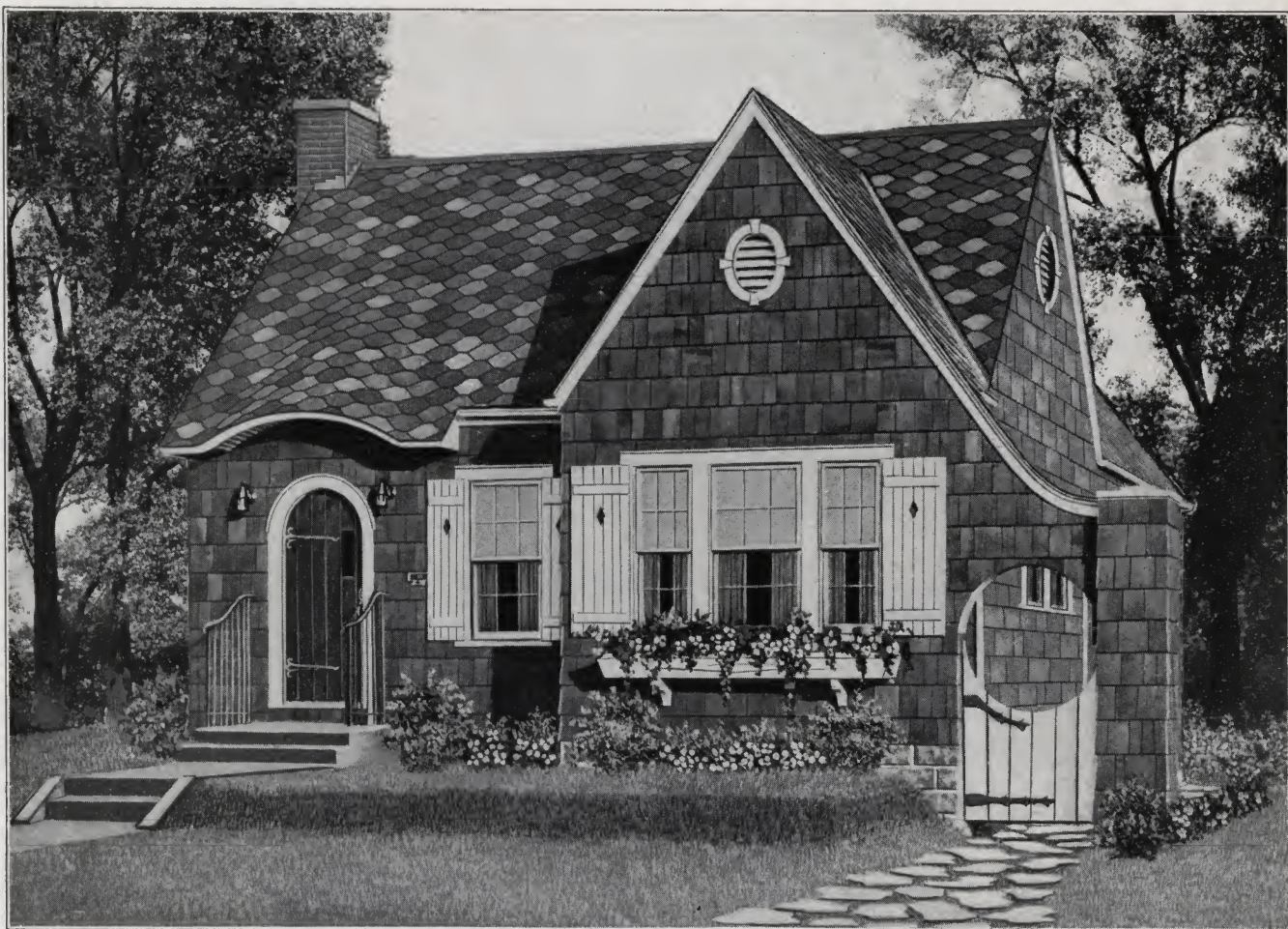
15100 CUBIC FEET

THIS cottage offers a late tendency in home design; a small home of modest attainments incorporating the features of the more pretentious dwelling, but of more subdued treatment in a more tasty manner. Modest in cost, economical in design, and for an investor desiring a home in brick, this home should merit a close study.

DIMENSIONS

Size of main building	24'0" x 34'0"
Size over all	27'0" x 40'6"
Ceiling height	8'3"
Height of basement	7'0"

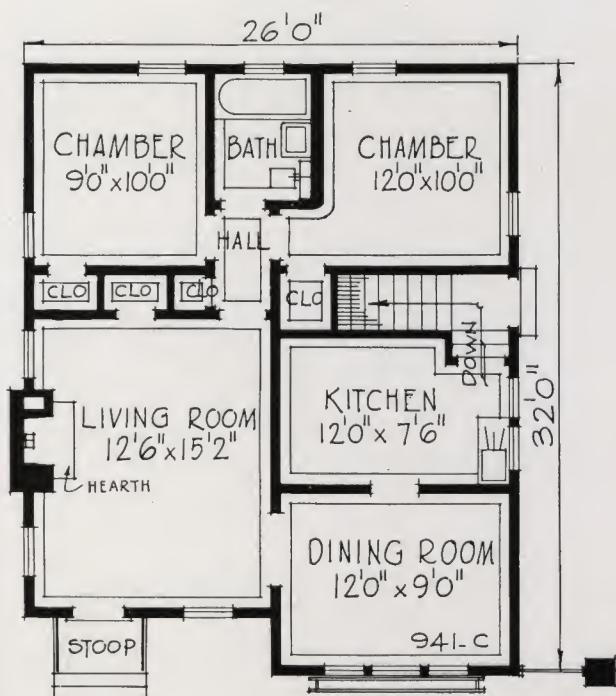




5 Rooms and Bath

Design 941-C

14500 CUBIC FEET



AN American Cottage of remarkable artistic merit, possessed of a treatment that can hardly be matched. The trim, simple doorway, so evident in its simplicity; the roof treatment, the general composition—in all a home typical of America. Considering the attractiveness and convenient lay-out this home can be constructed at very economical costs.

DIMENSIONS

Size of main building	26'0" x 32'0"
Size over all	32'0" x 34'6"
Ceiling height	8'2"
Height of basement	6'8"

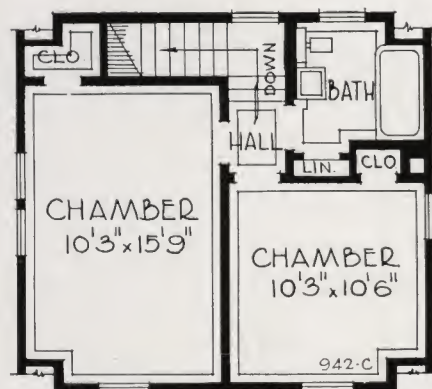
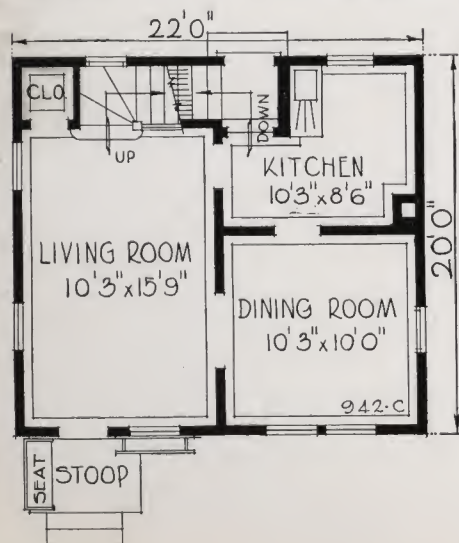


Design 942-C

5 Rooms and Bath

11600 CUBIC FEET

THE Dutch Colonial is a pleasing type which is constantly growing in popularity. While it may be developed in any local materials, shingles are always suitable as well as clap boards. The roof, shutters and trim afford opportunity for color. While the exterior is excellently designed in harmonious proportions the interior provides every comfort for a small family and yet is arranged so that the housework is not burdensome.



DIMENSIONS

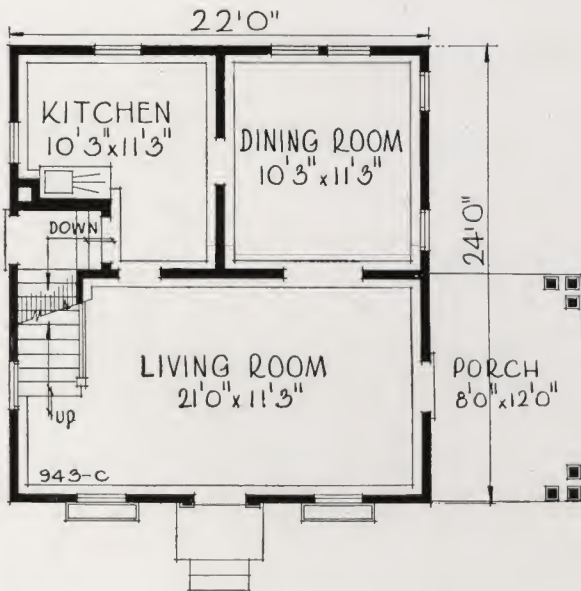
Size of main building	22'0" x 20'0"
Size over all	23'0" x 27'6"
Ceiling height, 1st floor	8'2"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"



6 Rooms and Bath

Design 943-C

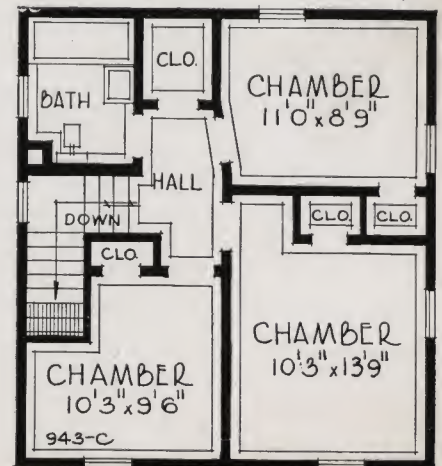
14700 CUBIC FEET



DIMENSIONS

Size of main building	22'0" x 24'0"
Size over all	32'0" x 30'0"
Ceiling height, 1st floor	8'2"
Ceiling height, 2nd floor	8'0"
Height of basement	7'0"

THIS illustrates one of the most popular types of American Colonial homes. Comfortable homes of the square type offer most space for capital invested. The architect has never sacrificed beauty and comfort to efficiency, however, as you can readily see in studying the picture and plan. There is something substantial and imposing about the above home. The square lines, the groups of columns and the generous porch probably account for it.



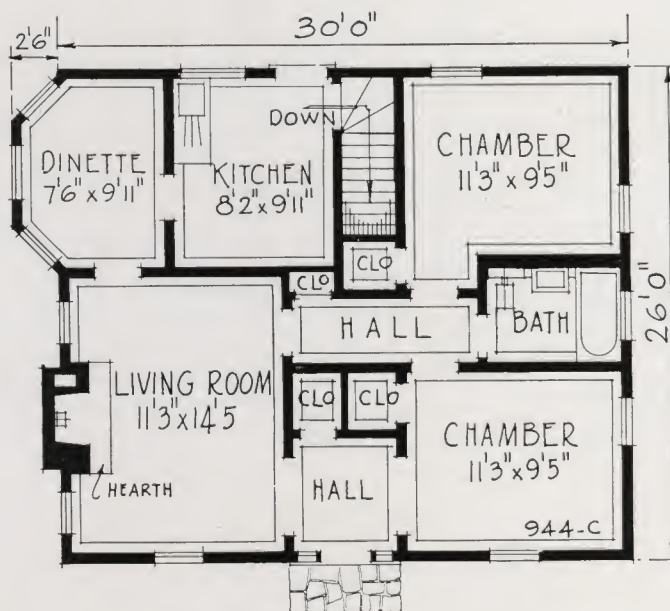


4 Rooms, Dinette and Bath

Design 944-C

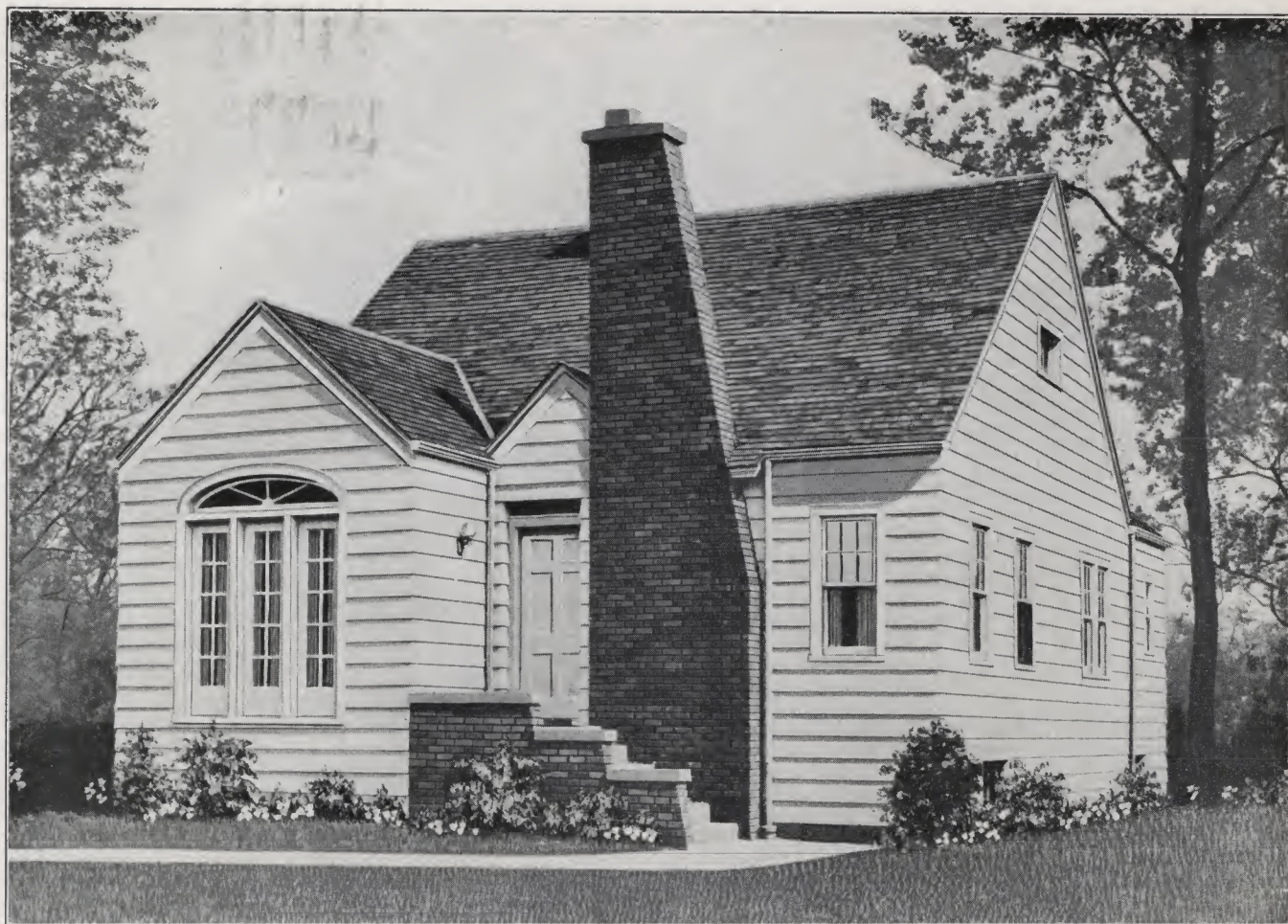
16110 CUBIC FEET

HERE is a home—a most satisfactory design of Cape Cod type—a type that has spread widely by reason of its basic truth. The wide chimney, the board surfaces and plain, the contrasty windows, the simple yet plain doorways, this gives the Cape Cod home its appeal to the artistic. And the very factors that make for artistic excellence in the Cape Cod home lend it its supremacy in economy.



DIMENSIONS

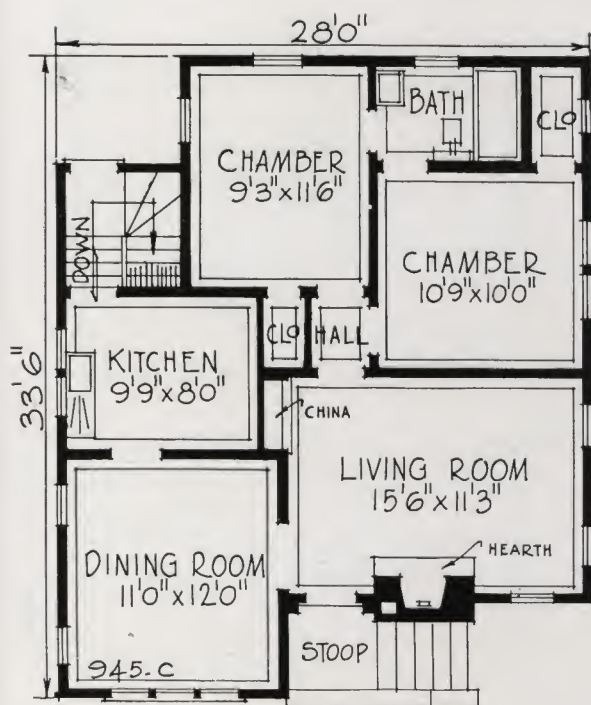
Size of main building	32'6" x 26'0"
Size over all	34'0" x 29'6"
Ceiling height	9'0"
Height of basement	7'0"



5 Rooms and Bath

Design 945-C

14400 CUBIC FEET



THIS home has a host of merits, financial and artistic. It is of a design that is basically economical and of evident artistry; it gives the most desirable of room disposition, the greatest possibilities in comfort—it is an investment possibility of a high order. A study of the floor plan will reveal other pleasing features.

DIMENSIONS

Size of main building	28'0" x 33'6"
Size over all	29'6" x 34'6"
Ceiling height	8'3"
Height of basement	7'0"

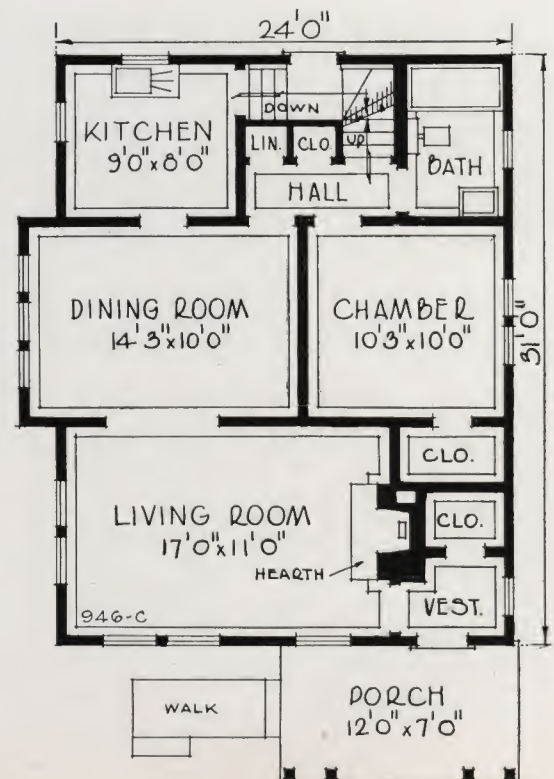


4 Rooms and Bath

Design 946-C

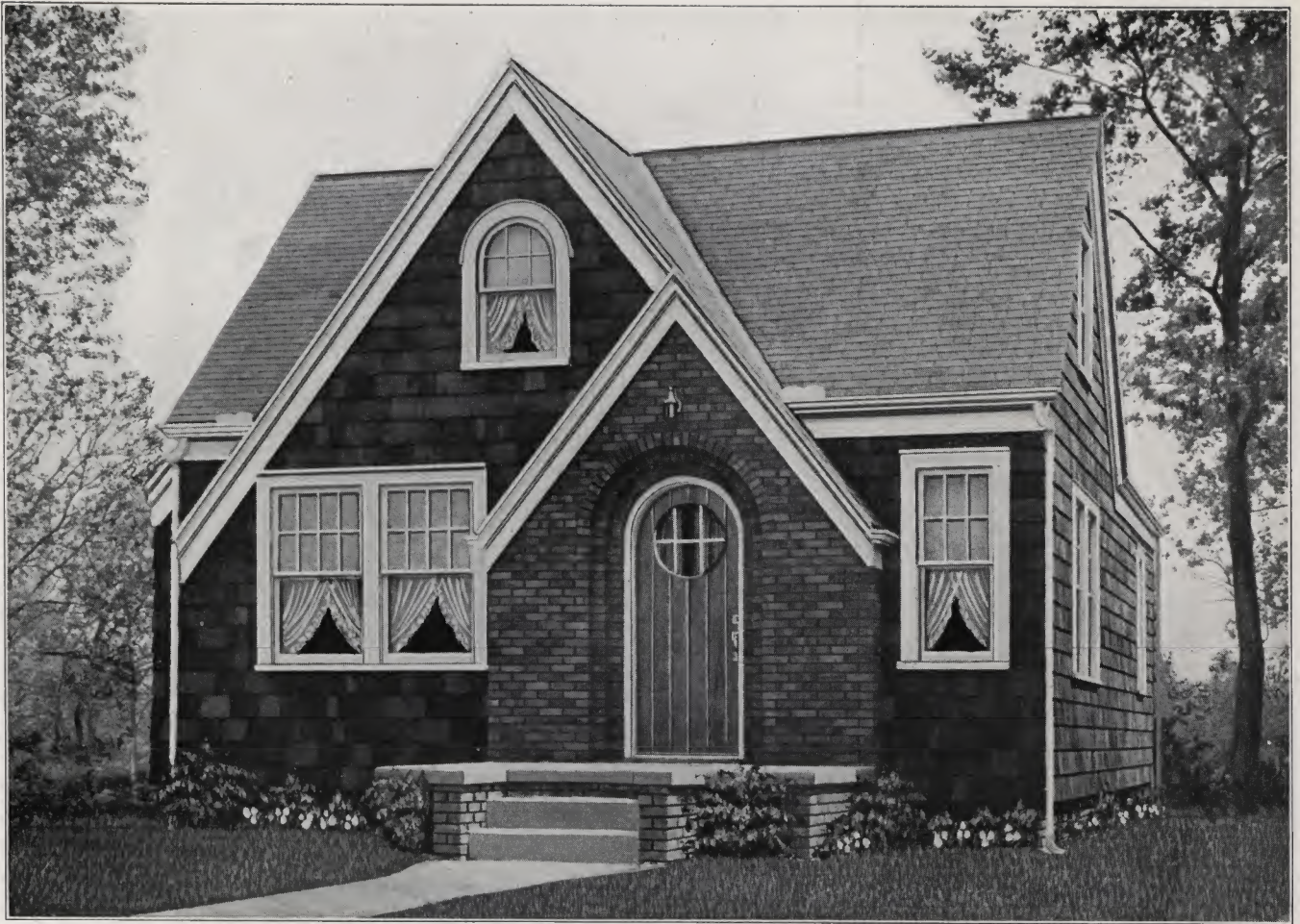
15000 CUBIC FEET

A HOME that merits careful consideration—a home of high appeal in a country setting, or equally pleasing in a city environment. The design has been most effective; little improvement could be made in the room disposition, and the architectural treatment is most effective, giving the maximum in taste.

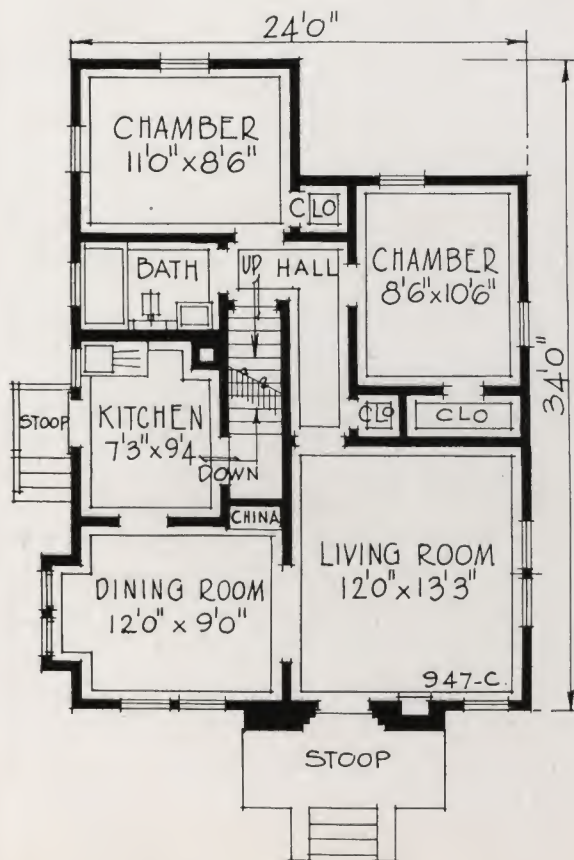


DIMENSIONS

Size of main building	24'0" x 31'0"
Size over all	28'0" x 40'0"
Ceiling height	8'3"
Height of basement	6'8"



5 Rooms and Bath



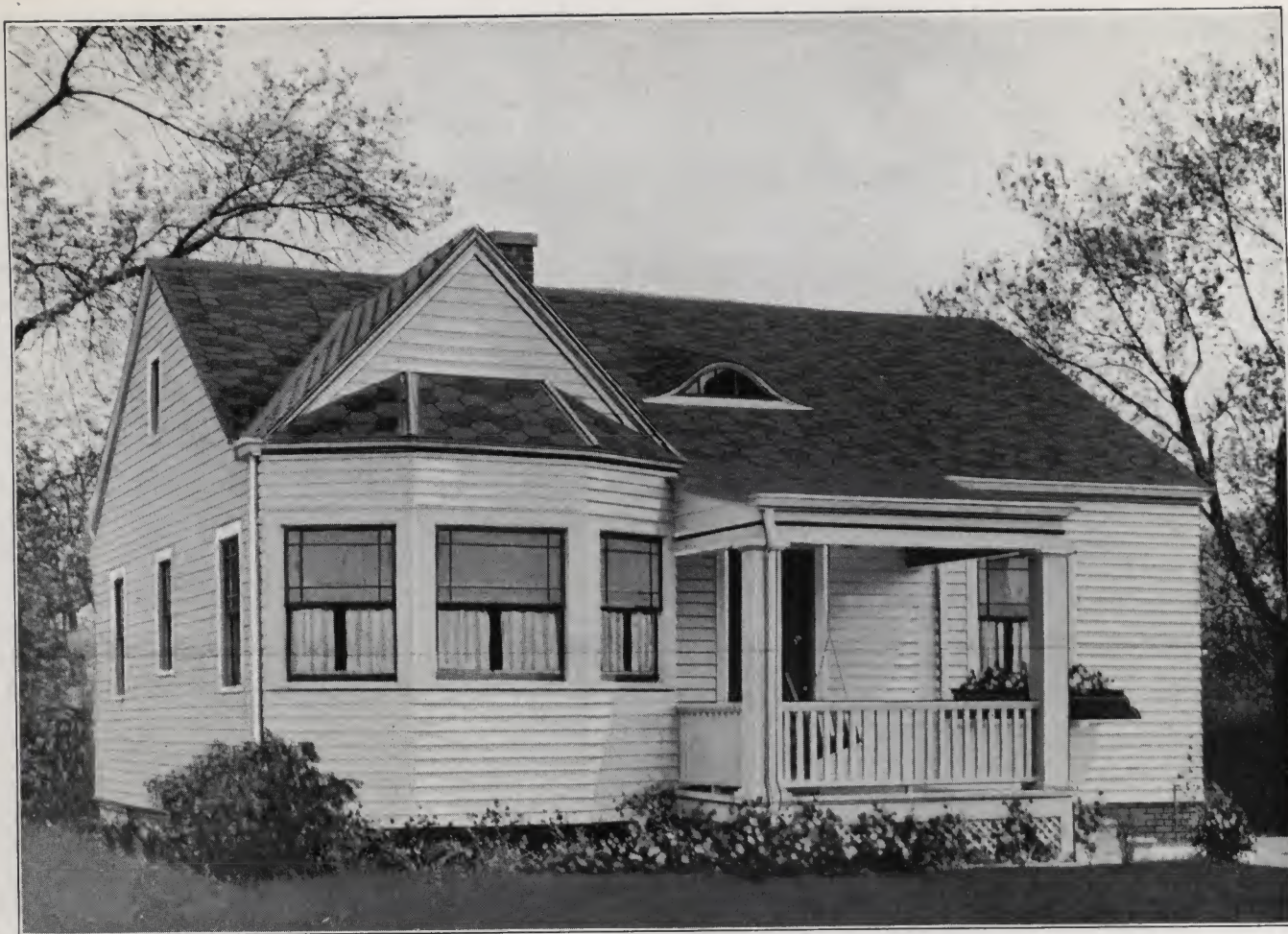
Design 947-C

13800 CUBIC FEET

TO the homeseeker with an eye for the different, this design should make a strong appeal. The roof lines and the placement of the entrance are among the distinguishing features. A study of the floor plan will reveal an ideal arrangement of large rooms with well placed bath and plenty of closets. Attic can be utilized if desired.

DIMENSIONS

Size of main building	24'0" x 34'0"
Size over all	26'6" x 42'6"
Ceiling height	8'2"
Height of basement	7'0"

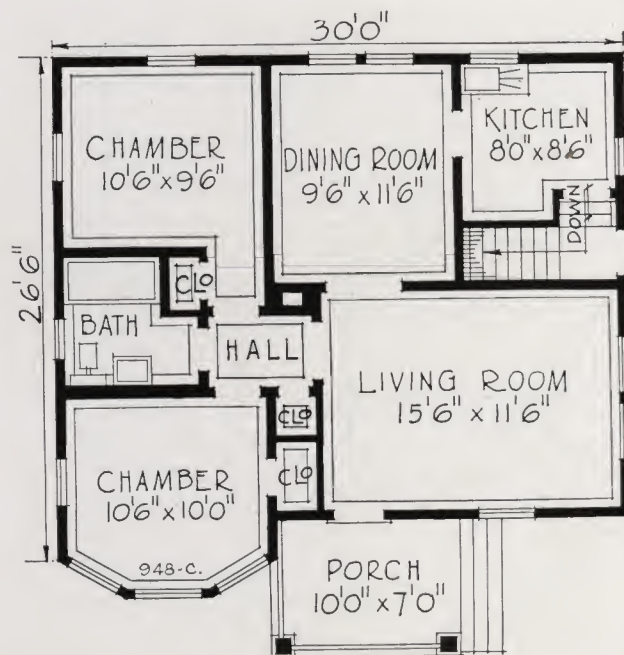


5 Rooms and Bath

Design 948-C

14100 CUBIC FEET

IN buying a home it is well to remember other things besides the cost. Compactness and convenience are natural considerations. But also remember the external appearance for it is a constant reminder to your neighbors of your taste and personality. One never need feel ashamed of the above home. It bespeaks simplicity and discrimination. The interior offers five conveniently arranged rooms with large closets.



DIMENSIONS

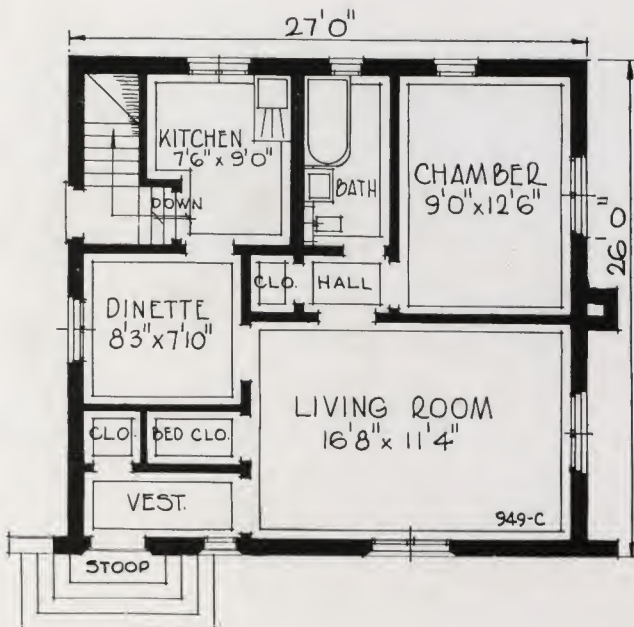
Size of main building	30'0" x 26'6"
Size over all	30'6" x 33'0"
Ceiling height	8'6"
Height of basement	6'8"



3 Rooms Dinette and Bath

Design 949-C

12200 CUBIC FEET



THE attractiveness of this home is suggested by the picture. Imagine it in a rich creamy stucco topped by a brilliant colored tile roof and you have the whole story. The floor plan tells the story of the interior. Outside walls are hollow tile on which the stucco and plaster is directly applied. This home will appeal particularly to people of moderate means, but of good taste.

DIMENSIONS

Size of main building	27'0" x 26'0"
Size over all	32'0" x 30'0"
Ceiling height	8'3"
Height of basement	7'0"



5 Rooms and Bath

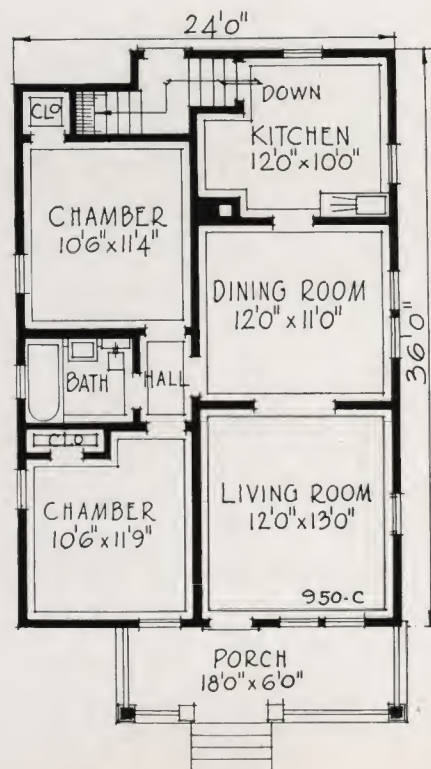
Design 950-C

15800 CUBIC FEET

A HOME designed for comfort and economy—yet the exterior is pleasing and very popular in all communities. Study for a moment the clear-cut, thoughtful way in which the rooms are disposed. For instance, the bath is placed between the two chambers. The large front porch is a practical feature which is desired by many.

DIMENSIONS

Size of main building	24'0" x 36'0"
Size over all	27'6" x 47'6"
Ceiling height	8'3"
Height of basement	6'8"

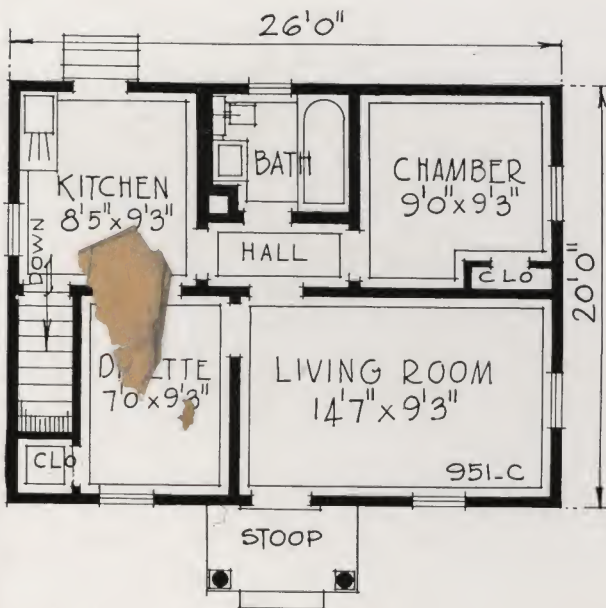




3 Rooms Dinette and Bath

Design 951-C

9400 CUBIC FEET



SHOULD one stop to analyze why this home is attractive, they will find that it has simple lines in good proportion and is free from superfluous ornament that distracts the eye from the house as a whole. This pleasing design illustrates that a house can be simple and still be a thing of beauty. It is a matter of good architecture. A study of the floor plans will show the rooms conveniently arranged, a well placed bath and handy closets.

DIMENSIONS

Size of main building.....	26'0" x 20'0"
Size over all.....	29'6" x 27'0"
Ceiling height.....	8'2"
Height of basement.....	6'8"

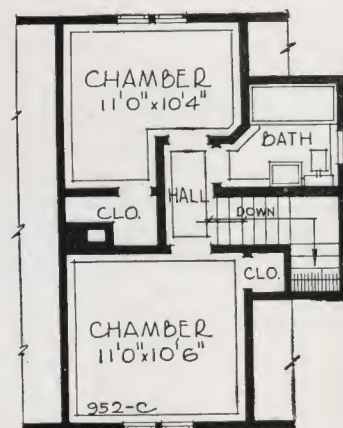
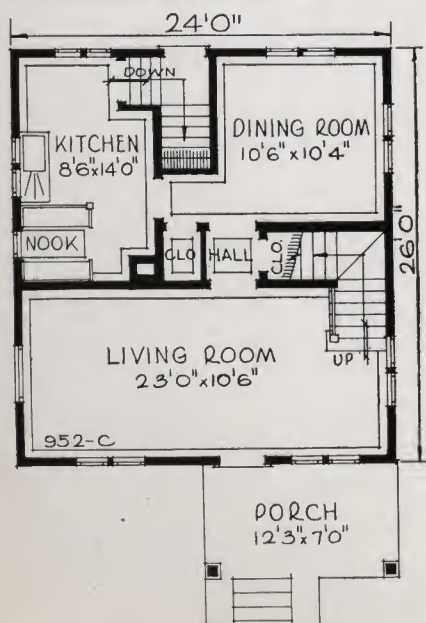


Design 952-C

13700 CUBIC FEET

5 Rooms, Bath and Nook

UNUSUALLY attractive and well designed, this dwelling at once attracts the home lover who is a judge of neat design and good values. A maximum of living comfort is made possible by the thoughtful interior arrangement. The large living room and dining nook are worthy of consideration. The selection of this home insures full value for investment.



DIMENSIONS

Size of main building.....	24'0" x 26'0"
Size over all.....	26'6" x 37'6"
Ceiling height, 1st floor.....	8'3"
Ceiling height, 2nd floor.....	8'0"
Height of basement.....	6'8"



5 Rooms and Bath

Design 953-C

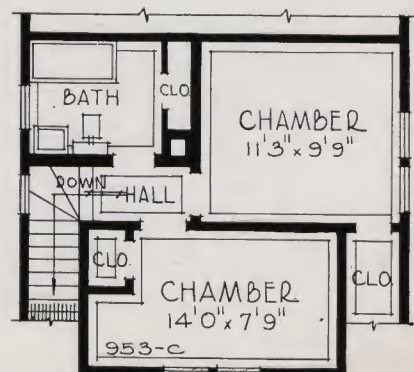
13100 CUBIC FEET

NEAT, clear-cut and attractive, this small and inexpensive home stands out as a model of small house architecture. As you study the floor plan you will be impressed with the practical arrangement and constant livableness of this home. The chambers are large and airy and with easy access to the bath. You will note that this home is suitable to the narrow lot.



DIMENSIONS

Size of main building	22'0" x 24'0"
Size over all	27'0" x 38'0"
Ceiling height, 1st floor	9'0"
Ceiling height, 2nd floor	8'0"
Height of basement	6'8"





5 Rooms and Bath

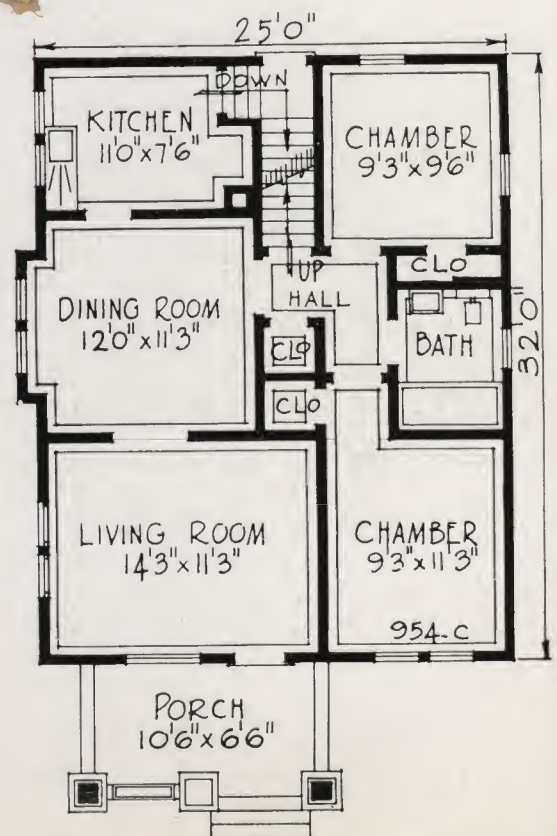
Design 954-C

15200 CUBIC FEET

YOU build a home to enable your family and yourself to live in happiness, comfort and independence. You are enabled incidentally, to add to your own savings—this being no small amount at the close of the year. No doubt the above bungalow designed in modern lines will enable more than one family to realize their desires. In studying the floor plans you will find that all are well arranged and of good size.

DIMENSIONS

Size of main building	25'0" x 32'0"
Size over all	30'0" x 43'0"
Ceiling height	8'3"
Height of basement	6'8"

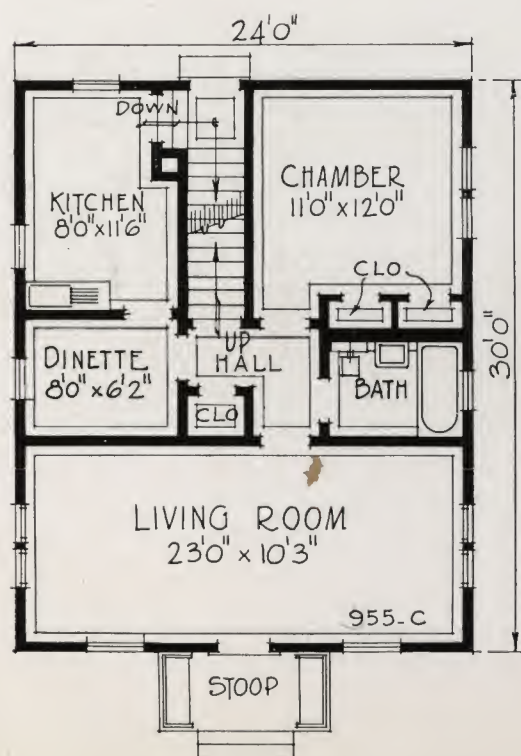




3 Rooms, Dinette and Bath

Design 955-C

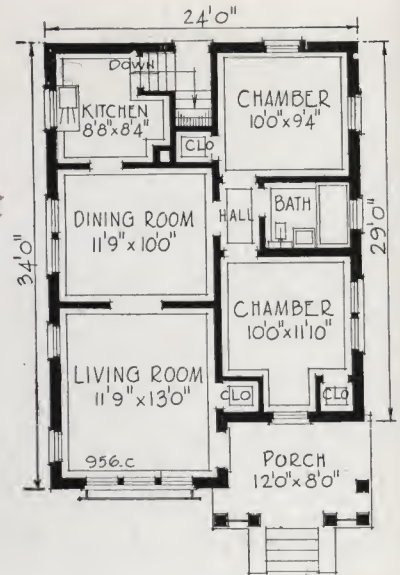
13100 CUBIC FEET



THERE are many reasons for wishing to own this home. First of all it makes an excellent appearance, quite unusual, in fact. Second, it has a splendid room arrangement, each room being accessible to the other. Third, it is modern in every sense of the word and has all the accessories and conveniences which the present day affords. Lastly, it is a splendid investment, suitable for a narrow lot and very economical to build.

DIMENSIONS

Size of main building.....	24'0" x 30'0"
Size over all.....	28'6" x 38'0"
Ceiling height.....	8'2"
Height of basement.....	6'8"



5 Rooms and Bath

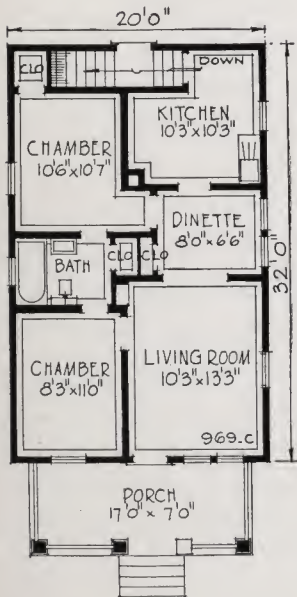
Design 956-C

14600 CUBIC FEET

A BUNGALOW in face brick that is permanent, appealing and exceedingly livable. And an artistic touch is evident throughout, particularly in the ornamental trellis work and flower boxes. Plenty of windows, and consequently plenty of light, air and sunshine, is a characteristic of the above home.

DIMENSIONS

Size of main building	24'0" x 34'0"
Size over all	26'0" x 41'6"
Ceiling height	8'3"
Height of basement	6'8"



4 Rooms, Dinette and Bath



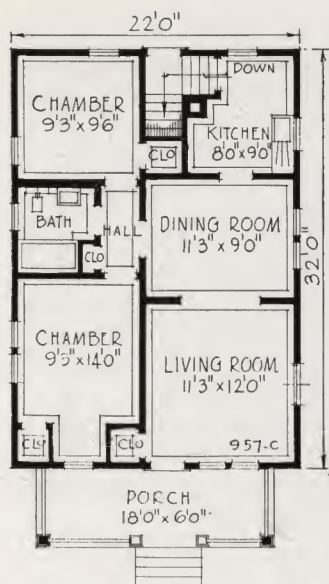
Design 969-C

12300 CUBIC FEET

DIMENSIONS

Size of main building	20'0" x 32'0"
Size over all	25'0" x 45'0"
Ceiling height	8'2"
Height of basement	7'0"

A FRAME bungalow home of the popular type, attractive and inexpensive. The architect has been especially careful in the planning of the interior, each room being of maximum size and within easy access of one another. The cost is moderate.



5 Rooms and Bath



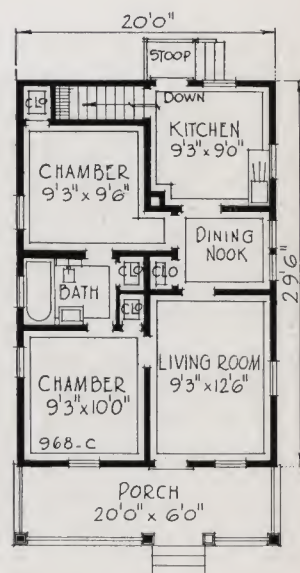
Design 957-C

14000 CUBIC FEET

DIMENSIONS

Size of main building	22'0" x 32'0"
Size over all	25'6" x 42'6"
Ceiling height	8'3"
Height of basement	7'0"

WHETHER you build for permanent possession, or for resale, you cannot afford to overlook the advantages and benefits of this cozy home. In studying the floor plan you will find that all rooms are of good size and that closet space is plentiful.



4 Rooms, Dining Nook and Bath

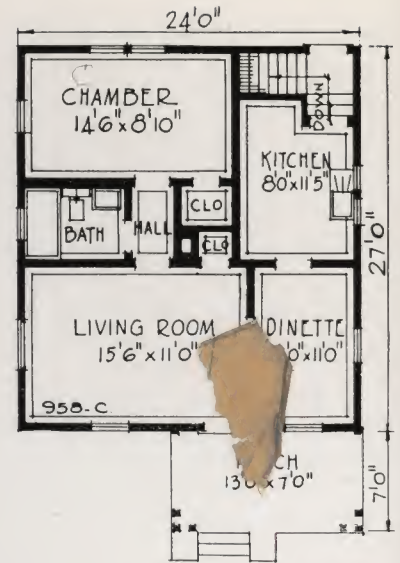
Design 968-C

11200 CUBIC FEET

A HOME like the above enables the owner to secure the most comfort at the least possible cost. All excessive details are to a great extent eliminated, yet this design is modern, pleasing and very substantial looking. The interior provides plenty of closets.

DIMENSIONS

Size of main building	20'0" x 29'6"
Size over all	24'0" x 41'0"
Ceiling height	8'0"
Height of basement	6'8"



3 Rooms Dinette and Bath

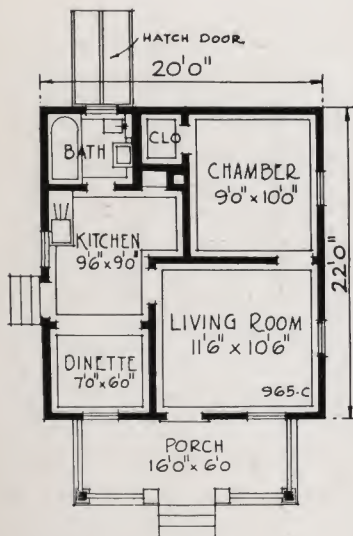
Design 958-C

12400 CUBIC FEET

IT is perfectly apparent that this attractive structure was designed as a complete home—one which gives comfort, joy and happiness to the proud couple. This home offers a most efficient arrangement for interior rooms, as will be seen by referring to the floor plans.

DIMENSIONS

Size of main building	24'0" x 27'0"
Size over all	27'0" x 37'6"
Ceiling height	8'3"
Height of basement	6'8"



3 Rooms Dinette and Bath



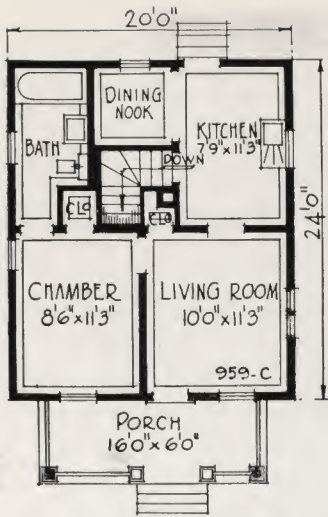
Design 965-C

8400 CUBIC FEET

DIMENSIONS

Size of main building	20'0" x 22'0"
Size over all	24'0" x 37'0"
Ceiling height	8'3"
Height of basement	6'2"

A COZY little bungalow that should prove a delightful retreat for a couple, young or old. While the house is suitable to a small lot the rooms are of sufficient size and planned for the greatest convenience. The rent saved will pay for this home within a short time.



3 Rooms, Dining Nook and Bath



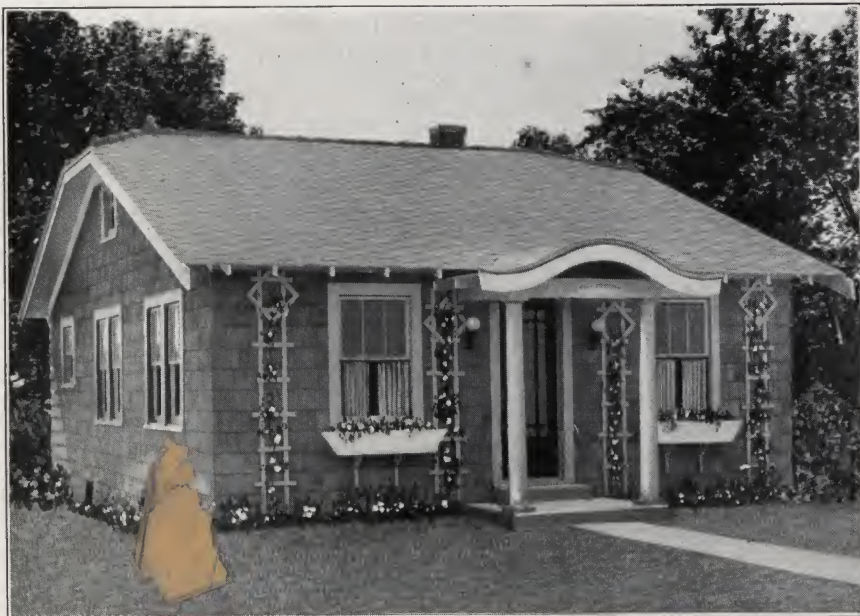
Design 959-C

9000 CUBIC FEET

DIMENSIONS

Size of main building	20'0" x 24'0"
Size over all	24'0" x 34'6"
Ceiling height	8'2"
Height of basement	6'8"

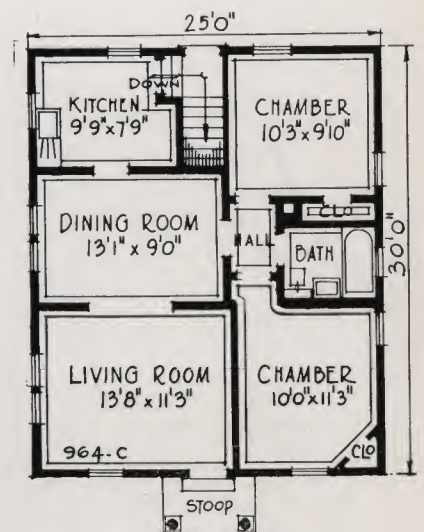
THIS is a masterpiece of quaint simplicity. Such an inviting home as this does not fail to win popular admiration. Many persons will be more than pleased with this type of bungalow. Although it is a small home it is complete in every respect.



Design 964-C

13200 CUBIC FEET

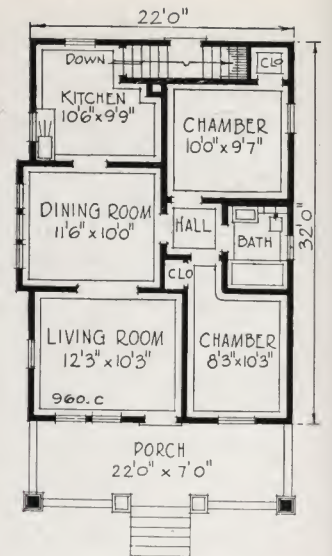
THIS illustration shows a compact, well-proportioned, moderate priced dwelling, and a more home-like or more pleasing construction is hard to find. The chambers are conveniently located with ideal access to the bathroom.



5 Rooms and Bath

DIMENSIONS

Size of main building	25'0" x 30'0"
Size over all	27'6" x 36'0"
Ceiling height	8'2"
Height of basement	6'8"



5 Rooms and Bath

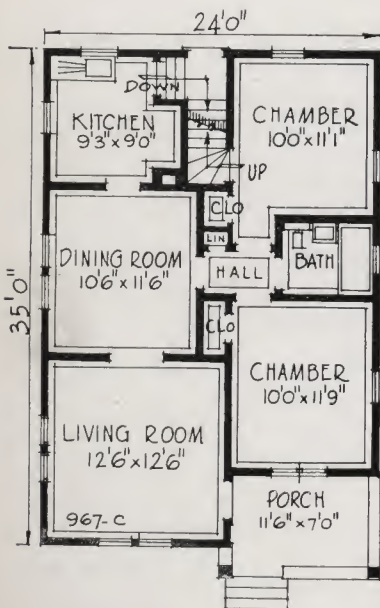
Design 960-C

13600 CUBIC FEET

HERE is a home which you can erect on a narrow lot. There are five large, well-lighted rooms, besides a bathroom. There is also the large comfortable front porch. Exterior is attractive and will be a pleasing addition to any neighborhood.

DIMENSIONS

Size of main building	22'0" x 32'0"
Size over all	26'0" x 45'0"
Ceiling height	8'2"
Height of basement	6'8"



5 Rooms and Bath



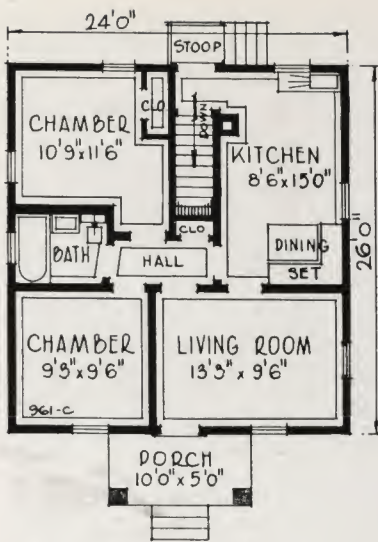
Design 967-C

15200 CUBIC FEET

DIMENSIONS

Size of main building	24'0" x 35'0"
Size over all	28'0" x 41'0"
Ceiling height	8'3"
Height of basement	7'0"

WE offer this ideal home to our patrons who desire the modern attractive and practical type of American Bungalow. This home offers lots of room, plenty of light, good ventilation and modern convenience at a popular price.



4 Rooms, Bath and Dining Set



Design 961-C

11000 CUBIC FEET

DIMENSIONS

Size of main building	24'0" x 26'0"
Size over all	27'0" x 37'0"
Ceiling height	8'3"
Height of basement	6'8"

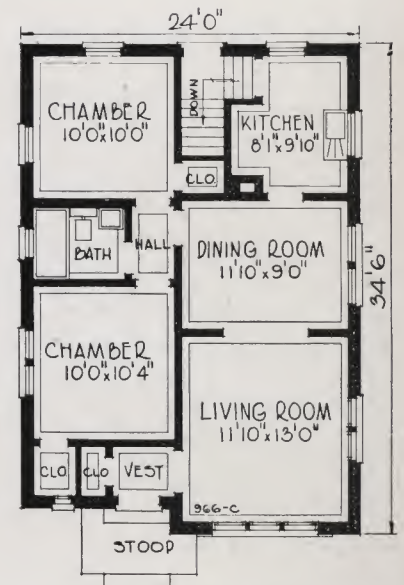
AN attractive and convenient home of four rooms. It is cozy, comfortable and will meet the most discriminating in regard to construction, practical arrangement and ventilation. A dining set is placed in one corner of the kitchen.



Design 966-C

14800 CUBIC FEET

THIS design is an effective example of attractiveness and stability as expressed by well laid face brick. At a glance you are impressed with its air of home-like comfort and cheerfulness. The interior is well planned and convenient. The cost is moderate.



5 Rooms and Bath

DIMENSIONS

Size of main building	24'0" x 34'6"
Size over all	25'0" x 38'6"
Ceiling height	8'6"
Height of basement	6'8"



5 Rooms and Bath

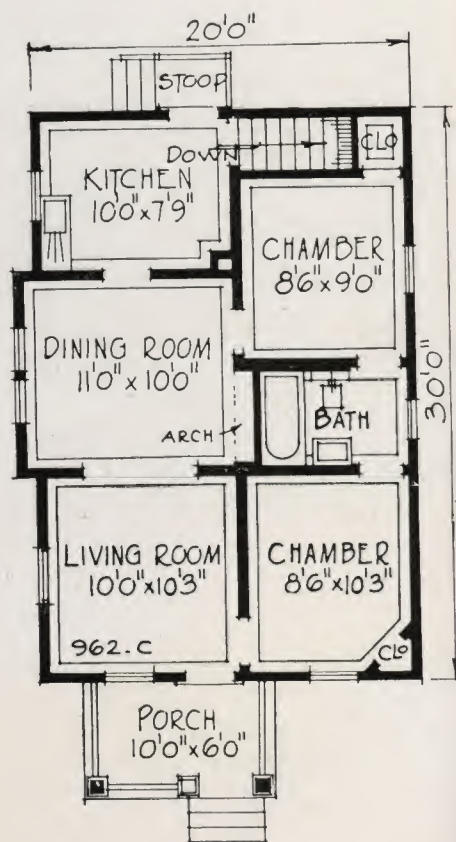
Design 962-C

10300 CUBIC FEET

ECONOMY in materials and construction has been practiced here but never at the expense of the appearance or comfort. Uniqueness of design and efficiency of room distribution makes this a desirable home indeed. And, to repeat, at a moderate price. Do not overlook the fact that the width of this home is very suitable to narrow lots.

DIMENSIONS

Size of main building	20'0" x 30'0"
Size over all	24'0" x 41'6"
Ceiling height	8'3"
Height of basement	7'0"

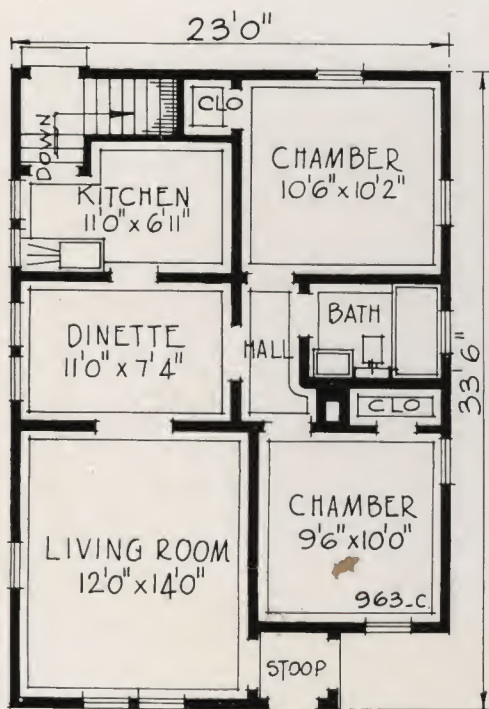




5 Rooms and Bath

Design 963-C

13100 CUBIC FEET



THIS picture is sure to attract the attention of anyone interested in building a small home. When a house is compact and still provides all the conveniences and utility for the modern home it is then well designed. The busy housewife will appreciate the floor arrangement of this design as, all rooms are located on one floor which makes housework easier. Attractive, convenient and of moderate cost.

DIMENSIONS

Size of main building	23'0" x 33'6"
Size over all	24'0" x 34'4"
Ceiling height	8'6"
Height of basement	6'8"

